Master

Preferred Accounting Services, Inc.

COSTA DEL SOL ASSOCIATION

Sunday, February 8, 2026

COSTA DEL SOL ASSOCIATION

BALANCE SHEET

Master

As of: 11/30/2025

Assets

Account #	Account Name	Total
Asset		
01015-000	Cash - BB&T Operating	$138,675.99
01025-000	Cash - BB&T - Golf Spec Assess	$127.60
01036-000	Cash - City National Sec Dep. - Master	$445,138.28
01038-000	Cash - Bco Popular Loan Proceeds	$6,790.83
01066-000	Cash - Bco Popular Oper Reserv	$565,707.24
01070-000	Cash - Reserves	$2,608,937.70
01200-000	Owner Assessments Receivable	$72,028.09
01210-000	Owner Roof SA Receivables	$78.00
01215-000	Allowance for Bad Debts	($32,986.00)
01401-000	Loan Costa del Sol Golf 2014 - Master	$25,000.00
01515-000	Due (to)from Master	($3,928,002.10)
01516-000	Due From Operating - Master	$707,667.00
01610-000	Prepaid Insurance	$247,793.91
01630-000	Golf Course Building Improvements	$18,000.00
01631-000	Golf Course - Building - Master	$731,206.00
01632-000	Golf Course - Land - Master	$1,068,794.00
01640-000	Accumulated Depreciation - Master	($268,106.15)
	ASSET TOTAL:	$2,406,850.39
	TOTAL ASSETS:	$2,406,850.39

Liabilities

Account #	Account Name	Total
Liability		
02001-000	Accounts Payable	$31,475.55
02004-000	Loan Bco Popular (Paving - Entrance)	$1,094,000.32
02005-000	Accrued Expenses	$32,866.63
02006-000	Loan Repayment	$323,591.14
02007-000	Insurance Note Payable	$71,288.02
02009-000	Golf Course Loan	($603.00)
02012-000	Clubhouse Deposit	$4,750.00
02015-000	Security Deposits	$439,136.00
02016-000	Credit Card	($1,525.16)
02018-000	Deferred Cable Cost - Master	$2,300.05
02019-000	Due to Reserves - Master	$707,667.00
02500-000	Prepaid Owner Assessments	$146,318.70
	LIABILITY TOTAL:	$2,851,265.25
	TOTAL LIABILITIES:	$2,851,265.25

Equity

Account #	Account Name	Total
Reserves		
03030-000	Reserves Interest	$10,813.99
03040-000	Spec Project - Front Door	$68,450.12
03042-000	Operating Contingency	$32,255.22
03101-000	Reserve - A/C Equip 10T Rooft - Master	$10,434.24
03102-000	Reserve - A/C Equip 3 TON Unit - Master	$2,418.84
03103-000	Reserve - Awnings - Master	$14,895.96
03104-000	Reserve - Carpet - Master	$4,140.00
03105-000	Reserve - Furniture Office - Master	$31,886.96
03106-000	Reserve - Flooring Tile - Master	$3,021.97
03107-000	Reserve - Flooring Wood Compos - Master	$4,167.45
03108-000	Reserve - Interior Painting - Master	$9,820.30
03109-000	Reserve - Exterior Painting - Master	$561.34
03110-000	Reserve - Kitchen/Breakroom - Master	$143.75
03111-000	Reserve - CLubhouse Restrooms - Master	$9,759.10
03112-000	Reserve - Pool Restrooms - Master	$19,345.19
03113-000	Reserve - Court Resurface - Master	$18,270.03
03114-000	Reseve - Court Lighting - Master	$7,363.22
03115-000	Reserve - Court Fencing & Scre - Master	$6,099.42
03116-000	Reserve - Furniture Pool - Master	$13,807.69
03117-000	Reserve - Pool deck Surface - Master	$29,895.76
03118-000	Reserve - Pool Deck Fence & Ga - Master	$10,172.04
03119-000	Reserve - Asphalt Pavi. Overla - Master	$112,217.36
03120-000	Reserve - Asphalt Sealcoat - Master	$145,927.05
03121-000	Reserve - Playground Equipment - Master	$707.65
03122-000	Reserve - Play Fence & Gate - Master	$5,790.00
03123-000	Reserve - Roof Flat - Master	$17,958.10
03124-000	Reserve - Roof Tile - Master	$9,961.54
03125-000	Reserve - Signage Entry Monume - Master	$1,852.23
03126-000	Reserve - Signage Street Direc - Master	$4,050.88
03127-000	Reserve - Mailboxes - Master	$11,493.63
03128-000	Reserve - Street Lights - Master	$93,593.43
03129-000	Reserve - Per. Fence ChainLink - Master	$34,282.93
03130-000	Reserve - Per. Fence Aluminum - Master	$1,939.29
03131-000	Reserve - Irrigation Pumps 31 - Master	$23,660.84
03132-000	Reserve - Gate Barrier Arm - Master	$7,804.77
03133-000	Reserve - Gates Aluminum - Master	$7,943.54
03134-000	Reserve - Gates Motors - Master	$10,991.00
03135-000	Reserve - Gates Software Updat - Master	$20,359.34
03136-000	Reserve - Golf Building - Master	$32,211.72
03137-000	Reserve - Irrigation Pumps	$737.75
03138-000	Reserve - Pool Motor/ Mechanic	$866.19
	RESERVES TOTAL:	$852,071.83
Members Equity		
03800-000	Retained Earnings	($1,307,873.25)
	MEMBERS EQUITY TOTAL:	($1,307,873.25)
	Current Year Net Income/(Loss)	$11,386.56
	TOTAL EQUITY:	($444,414.86)

Account #	Account Name	Total
	TOTAL LIABILITIES AND EQUITY:	$2,406,850.39

COSTA DEL SOL ASSOCIATION

INCOME STATEMENT

Master

Start: 11/01/2025 | End: 11/30/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
40001-000 Income	452,945.12	453,031.40	(86.28)	4,982,396.32	4,983,345.40	(949.08)	5,436,376.77
40002-000 Reserve Income	20,181.33	20,181.33	0.00	221,994.63	221,994.63	0.00	242,175.93
40011-000 Late Fee Income	1,575.00	1,000.00	575.00	9,476.12	11,000.00	(1,523.88)	12,000.00
40015-000 Legal Fee Income	0.00	500.00	(500.00)	2,250.00	5,500.00	(3,250.00)	6,000.00
40030-000 Screening Fees	1,470.00	1,200.00	270.00	12,070.99	13,200.00	(1,129.01)	14,400.00
40056-000 Violation Fees	0.00	250.00	(250.00)	988.00	2,750.00	(1,762.00)	3,000.00
40060-000 Transponder Income	1,085.00	600.00	485.00	6,560.00	6,600.00	(40.00)	7,200.00
40079-000 Clubhouse Rental	2,000.00	700.00	1,300.00	7,350.00	7,700.00	(350.00)	8,400.00
40080-000 Interest Income	2.17	250.00	(247.83)	3,558.51	2,750.00	808.51	3,000.00
40081-000 Reserve Interest Income	994.67	650.00	344.67	10,813.99	7,150.00	3,663.99	7,800.00
40090-000 Miscellaneous Income	668.75	250.00	418.75	5,920.37	2,750.00	3,170.37	3,000.00
41008-000 Tennis Income	1,400.00	1,450.00	(50.00)	15,400.00	15,950.00	(550.00)	17,400.00
Income Total	**482,322.04**	**480,062.73**	**2,259.31**	**5,278,778.93**	**5,280,690.03**	**(1,911.10)**	**5,760,752.70**
Total Income	**482,322.04**	**480,062.73**	**2,259.31**	**5,278,778.93**	**5,280,690.03**	**(1,911.10)**	**5,760,752.70**

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
General & Administrative							
50005-000 Audit/Tax Preparation	2,350.00	2,350.00	0.00	25,850.00	25,850.00	0.00	28,200.00
50008-000 Accounting Fees	8,300.00	8,300.00	0.00	91,300.00	91,300.00	0.00	99,600.00
50012-000 Bad Debts	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
50022-000 Computer System	247.71	166.67	(81.04)	3,365.76	1,833.37	(1,532.39)	2,000.00
50023-000 Computer Software	2,063.98	250.00	(1,813.98)	6,749.85	2,750.00	(3,999.85)	3,000.00
50043-000 Transponder Expense	0.00	650.00	650.00	1,892.00	7,150.00	5,258.00	7,800.00
50045-000 Legal Fees	3,635.10	3,000.00	(635.10)	46,308.16	33,000.00	(13,308.16)	36,000.00
50046-000 Legal Fees Collections	0.00	500.00	500.00	3,750.00	5,500.00	1,750.00	6,000.00
50048-000 Annual Condo Fees	0.00	256.00	256.00	0.00	2,816.00	2,816.00	3,072.00
50050-000 Licenses, Taxes, Permits	399.88	1,000.00	600.12	5,399.96	11,000.00	5,600.04	12,000.00
50053-000 Corporate Annual Report	0.00	15.00	15.00	320.00	165.00	(155.00)	180.00
50055-000 Meeting Expenses/Refreshments	315.67	200.00	(115.67)	878.42	2,200.00	1,321.58	2,400.00
50056-000 Building Recertification	0.00	0.00	0.00	43,275.00	0.00	(43,275.00)	0.00
50057-000 Social Committe	0.00	100.00	100.00	0.00	1,100.00	1,100.00	1,200.00
50080-000 Postage	920.66	300.00	(620.66)	2,540.53	3,300.00	759.47	3,600.00
50084-000 Special Project Entrance - Asp...	19,000.00	19,000.00	0.00	209,000.00	209,000.00	0.00	228,000.00
50085-000 Office Supplies	8.12	850.00	841.88	7,066.01	9,350.00	2,283.99	10,200.00
50086-000 Printing	0.00	500.00	500.00	3,858.70	5,500.00	1,641.30	6,000.00
50090-000 Professional Fees	0.00	500.00	500.00	(0.69)	5,500.00	5,500.69	6,000.00
51006-000 Vehicle Lease	0.00	0.00	0.00	(0.18)	0.00	0.18	0.00
51007-000 Real Estate Taxes	3,333.33	3,333.33	0.00	36,711.63	36,666.63	(45.00)	40,000.00
51009-000 Bank Charges	72.00	70.00	(2.00)	713.76	770.00	56.24	840.00
51010-000 Square Fees	58.93	0.00	(58.93)	89.54	0.00	(89.54)	0.00
51012-000 Screening Fees	770.00	550.00	(220.00)	6,956.60	6,050.00	(906.60)	6,600.00
51013-000 Uniforms Contract	341.99	250.00	(91.99)	3,825.99	2,750.00	(1,075.99)	3,000.00
General & Administrative Total	**41,817.37**	**42,224.33**	**406.96**	**499,851.04**	**464,467.63**	**(35,383.41)**	**506,692.00**

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Insurance							
52031-000 Property	153,390.32	165,833.33	12,443.01	1,687,593.15	1,824,166.63	136,573.48	1,990,000.00
52032-000 Umbrella Insurance	3,742.25	1,890.89	(1,851.36)	41,164.75	20,799.79	(20,364.96)	22,690.64
52033-000 Liability	16,887.50	13,000.00	(3,887.50)	186,680.10	143,000.00	(43,680.10)	156,000.00
52034-000 Flood Insurance	15,624.42	16,666.67	1,042.25	172,799.96	183,333.37	10,533.41	200,000.00
52035-000 Directors & Officers Inc	1,222.94	2,273.92	1,050.98	13,452.34	25,013.12	11,560.78	27,287.00
52036-000 Fidelity Bond	549.17	580.58	31.41	6,040.87	6,386.38	345.51	6,967.00
52037-000 Auto Insurance	496.92	237.27	(259.65)	4,714.78	2,609.97	(2,104.81)	2,847.23
52039-000 Workers Compensation	390.08	398.33	8.25	7,780.87	4,381.63	(3,399.24)	4,780.00
52040-000 Insurance Finance Charges	5,747.75	5,448.06	(299.69)	62,929.99	59,928.66	(3,001.33)	65,376.72
52041-000 Liability Insurance Events	0.00	0.00	0.00	378.73	0.00	(378.73)	0.00
Insurance Total	**198,051.35**	**206,329.05**	**8,277.70**	**2,183,535.54**	**2,269,619.55**	**86,084.01**	**2,475,948.59**
Utilities							
54050-000 Electricity	4,652.77	5,000.00	347.23	50,976.45	55,000.00	4,023.55	60,000.00
54070-000 Water & Sewer	(3,248.12)	1,500.00	4,748.12	14,018.94	16,500.00	2,481.06	18,000.00
54080-000 Gas/Fuel Oil	0.00	50.00	50.00	448.83	550.00	101.17	600.00
54100-000 Telephone	289.60	475.00	185.40	4,699.81	5,225.00	525.19	5,700.00
Utilities Total	**1,694.25**	**7,025.00**	**5,330.75**	**70,144.03**	**77,275.00**	**7,130.97**	**84,300.00**
Contract Services							
60013-000 Cable Television	64,051.57	61,500.00	(2,551.57)	684,132.66	676,500.00	(7,632.66)	738,000.00
60015-000 IT Support Contract	1,220.22	1,500.00	279.78	15,879.03	16,500.00	620.97	18,000.00
60021-000 Drinking Water Contract	90.70	90.00	(0.70)	1,571.86	990.00	(581.86)	1,080.00
60025-000 2025 Gate Access Control	0.00	0.00	0.00	1,911.00	0.00	(1,911.00)	0.00
60030-000 Photocopier Lease	1,281.81	450.00	(831.81)	6,048.90	4,950.00	(1,098.90)	5,400.00
60090-000 Lawn Maintenance Contract	27,213.00	27,166.67	(46.33)	299,343.00	298,833.37	(509.63)	326,000.00
60095-000 Lawn Pest/Rodent Control	1,750.00	2,500.00	750.00	23,100.00	27,500.00	4,400.00	30,000.00
61020-000 Pool Chemicals Supplies	0.00	1,500.00	1,500.00	3,543.85	16,500.00	12,956.15	18,000.00
61045-000 Security Services	29,902.65	30,000.00	97.35	330,779.97	330,000.00	(779.97)	360,000.00
61046-000 Golf Cart Contract - Expenses	788.91	700.00	(88.91)	5,157.97	7,700.00	2,542.03	8,400.00
61055-000 Trash Removal	29,230.98	29,814.68	583.70	321,994.78	327,961.48	5,966.70	357,776.18
61070-000 Lake Water Treatment	713.00	720.00	7.00	7,843.00	7,920.00	77.00	8,640.00
Contract Services Total	**156,242.84**	**155,941.35**	**(301.49)**	**1,701,306.02**	**1,715,354.85**	**14,048.83**	**1,871,296.18**
Personnel Expense							
65010-000 Management Salaries	9,230.78	7,500.00	(1,730.78)	92,883.92	82,500.00	(10,383.92)	90,000.00
65011-000 On-Site Administrative Staff	11,227.75	6,620.00	(4,607.75)	107,903.49	72,820.00	(35,083.49)	79,440.00
65018-000 Maintenance Salaries	12,462.00	12,500.00	38.00	136,861.00	137,500.00	639.00	150,000.00
65025-000 Payroll Process Fees	750.00	750.00	0.00	8,250.00	8,250.00	0.00	9,000.00
65027-000 Payroll & Benefits - Rec Staff	2,528.06	2,291.67	(236.39)	25,786.07	25,208.37	(577.70)	27,500.00
65035-000 Employee Bonuses	0.00	583.33	583.33	0.00	6,416.63	6,416.63	7,000.00
Personnel Expense Total	**36,198.59**	**30,245.00**	**(5,953.59)**	**371,684.48**	**332,695.00**	**(38,989.48)**	**362,940.00**
Maintenance							
70030-000 Special Project	0.00	250.00	250.00	20,000.00	2,750.00	(17,250.00)	3,000.00
70032-000 R & M Clubhouse	106.99	250.00	143.01	1,713.31	2,750.00	1,036.69	3,000.00
70037-000 R&M Tennis Courts	33.59	500.00	466.41	689.65	5,500.00	4,810.35	6,000.00
70045-000 R&M Electrical	0.00	0.00	0.00	312.33	0.00	(312.33)	0.00
70048-000 R & M Irrigation Sprinkler	1,510.00	1,666.67	156.67	23,511.82	18,333.37	(5,178.45)	20,000.00
70065-000 R & M Golf Cart	0.00	250.00	250.00	643.64	2,750.00	2,106.36	3,000.00
70067-000 R & M Golf Building	0.00	0.00	0.00	3,767.46	0.00	(3,767.46)	0.00
70090-000 R & M Plumbing	0.00	1,200.00	1,200.00	771.15	13,200.00	12,428.85	14,400.00
70094-000 R&M-Pool Furniture	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
70095-000 R&M Pool	692.65	250.00	(442.65)	3,764.88	2,750.00	(1,014.88)	3,000.00
70096-000 R&M-Pumps & Motors	0.00	25.00	25.00	0.00	275.00	275.00	300.00

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
71036-000 Landscape Replacement	14,590.00	3,000.00	(11,590.00)	43,009.36	33,000.00	(10,009.36)	36,000.00
71037-000 R&M-Fountains	11,985.00	250.00	(11,735.00)	11,985.00	2,750.00	(9,235.00)	3,000.00
71038-000 Tree Trimming	0.00	4,583.33	4,583.33	68,025.00	50,416.63	(17,608.37)	55,000.00
71042-000 Security Cameras	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
71055-000 Drain Cleaning	0.00	1,750.00	1,750.00	0.00	19,250.00	19,250.00	21,000.00
71070-000 R&M-Gate Equipment	480.00	600.00	120.00	7,898.71	6,600.00	(1,298.71)	7,200.00
71075-000 R&M-Doors & Locks	0.00	50.00	50.00	0.00	550.00	550.00	600.00
71080-000 R&M Vehicle	0.00	50.00	50.00	0.00	550.00	550.00	600.00
71090-000 Maintenance Supplies	863.78	1,000.00	136.22	10,360.95	11,000.00	639.05	12,000.00
71092-000 Janitorial Supplies	192.23	500.00	307.77	3,240.61	5,500.00	2,259.39	6,000.00
71093-000 Fire Inspection	39.09	400.00	360.91	3,252.30	4,400.00	1,147.70	4,800.00
71094-000 Vandalism	0.00	100.00	100.00	0.00	1,100.00	1,100.00	1,200.00
71095-000 Lighting Supplies	1,058.71	416.67	(642.04)	5,116.47	4,583.37	(533.10)	5,000.00
Maintenance Total	**31,552.04**	**17,466.67**	**(14,085.37)**	**208,062.64**	**192,133.37**	**(15,929.27)**	**209,600.00**
Reserve Contributions							
80001-000 Reserves Transfers	20,181.33	20,181.33	0.00	221,994.63	221,994.63	0.00	242,175.93
80010-000 Reserve Interest Transfer	994.67	650.00	(344.67)	10,813.99	7,150.00	(3,663.99)	7,800.00
Reserve Contributions Total	**21,176.00**	**20,831.33**	**(344.67)**	**232,808.62**	**229,144.63**	**(3,663.99)**	**249,975.93**
Total Expense	**486,732.44**	**480,062.73**	**(6,669.71)**	**5,267,392.37**	**5,280,690.03**	**13,297.66**	**5,760,752.70**
Net Income	**(4,410.40)**	**0.00**	**(4,410.40)**	**11,386.56**	**0.00**	**11,386.56**	**0.00**

COSTA DEL SOL ASSOCIATION

GENERAL LEDGER DETAIL

Master

As of: Start: 11/01/2025 | End: 11/30/2025

Account	Balance Forward	Debits	Credits	Ending Balance
01015-000 Cash - BB&T Operating	($21,646.43)	$818,307.93	$657,985.51	$138,675.99

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	AR 741915 - Cash Receipts - Direct Debit	507323535		One Time Payment	$840.00	$0.00
11/1/2025	AR 741921 - Cash Receipts - Direct Debit	507325707		One Time Payment	$823.91	$0.00
11/1/2025	AR 741930 - Cash Receipts - Direct Debit	507340048		One Time Payment	$840.00	$0.00
11/1/2025	AR 741937 - Cash Receipts - Direct Debit	507351291		One Time Payment	$854.50	$0.00
11/1/2025	AR 741946 - Cash Receipts - Direct Debit	507359992		One Time Payment	$817.00	$0.00
11/1/2025	AR 741980 - Cash Receipts - Direct Debit	507428591		One Time Payment	$840.00	$0.00
11/1/2025	AP 756184 - Hand Written Check	1	YAMA21 - YAMAHA MOTOR FINANCE CORP.	MASTER	$0.00	$788.91
11/3/2025	AR 742211 - Cash Receipts - Direct Debit	507817459		One Time Payment	$880.00	$0.00
11/3/2025	AR 742212 - Cash Receipts - Direct Debit	507822282		One Time Payment	$840.00	$0.00
11/3/2025	AR 742247 - Cash Receipts - Direct Debit	507968955		One Time Payment	$840.00	$0.00
11/3/2025	AR 742335 - Cash Receipts - Direct Debit	508068737		One Time Payment	$865.00	$0.00
11/3/2025	AR 742371 - Cash Receipts - Direct Debit	508104178		One Time Payment	$1,634.00	$0.00
11/3/2025	AR 742778 - Cash Receipts - Lockbox	0000000001			$345,969.06	$0.00
11/3/2025	AP 756148 - Hand Written Check	1	PROBO - PROPERTY BOSS SOLUTIONS	MASTER	$0.00	$399.88
11/4/2025	AR 741795 - Cash Receipts - Direct Debit	508504266		Automated Payment for Apply Charges Batch #741742	$51,445.46	$0.00
11/4/2025	AR 743438 - Cash Receipts - Lockbox	0000000003			$22,561.13	$0.00
11/5/2025	AR 743377 - Cash Receipts - Direct Debit	508921414		One Time Payment	$860.00	$0.00
11/5/2025	AR 745457 - Cash Receipts - Manual	Cash			$800.00	$0.00
11/5/2025	AR 745458 - Cash Receipts			Clubhouse/App	$600.00	$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
	- Miscellaneous						
11/5/2025	AR 745638 - Cash Receipts - Lockbox	0000000004			$19,309.13	$0.00	
11/5/2025	AR 746884 - Backout Payment	0000000001			$0.00	$840.00	
11/5/2025	AR 746890 - Backout Payment	0000000001			$0.00	$881.00	
11/5/2025	AP 749982 - Hand Written Check	1	FIRST-22 - FIRST INSURANCE FUNDING	PYMNT# 10 NOV 2025	$0.00	$181,002.79	
11/6/2025	AR 745623 - Cash Receipts - Direct Debit	509348593		One Time Payment	$816.75	$0.00	
11/6/2025	AP 745779 - Print Check	22073	PREFERRED ACCOUNTING SERVICES, Inc.	NOV 2025	$0.00	$9,050.00	
11/6/2025	AP 745779 - Print Check	22068	M032-20 - COMPUCARE SYSTEMS INC	MASTER - STORAGE 10/29/25 - 11/28/25	$0.00	$78.30	
11/6/2025	AP 745779 - Print Check	22069	M032-20 - COMPUCARE SYSTEMS INC	MASTER NOV 2025	$0.00	$1,220.22	
11/6/2025	AP 745779 - Print Check	22075	UNIFIR - UNIFIRST	UNIFORMS	$0.00	$424.30	
11/6/2025	AP 745779 - Print Check	22070	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	$0.00	$970.00	
11/6/2025	AP 745779 - Print Check	22074	US LAW-20 - US LAWNS	NOV 2025	$0.00	$27,213.00	
11/6/2025	AP 745779 - Print Check	22076	C&D21 - C&D PLUMBING INC.	34865 CONDO N	$0.00	$350.00	
11/6/2025	AP 745779 - Print Check	22071	NATSEC-21 - NATION SECURITY	09/22/25 - 09/28/25	$0.00	$7,109.83	
11/6/2025	AP 745779 - Print Check	22067	AL-23 - ALEMAN LAW	MASTER - LEGAL FEES 10/08/25 - 10/27/25	$0.00	$3,600.00	
11/6/2025	AP 745779 - Print Check	22072	TAS-25 - TIGRIS AQUATIC SERVICES LLC	MASTER NOV 2025	$0.00	$713.00	
11/6/2025	AR 745849 - Cash Receipts - Direct Debit	509460703		One Time Payment	$840.00	$0.00	
11/6/2025	AR 745994 - Cash Receipts - Lockbox	0000001653			$13,104.62	$0.00	
11/6/2025	AR 746881 - Backout Payment	0000000001			$0.00	$854.50	
11/6/2025	AR 746887 - Backout Payment	0000000001			$0.00	$865.00	
11/6/2025	AP 756175 - Hand Written Check	1	F002-22 - FPL	09/17/25 - 10/17/25	$0.00	$228.94	
11/6/2025	AP 756176 - Hand Written Check	1	F002-22 - FPL	09/17/25 - 10/17/25	$0.00	$30.97	
11/7/2025	AR 746003 - Cash Receipts - Direct Debit	509590340		One Time Payment	$840.00	$0.00	
11/7/2025	AR 746107 - Cash Receipts - Direct Debit	509627437		One Time Payment	$833.00	$0.00	
11/7/2025	AR 746238 - Backout Payment	508504242		Return Code: R01	$0.00	$860.00	
11/7/2025	AR 746655 -	0042716594			$30,622.88	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts - Lockbox							
11/7/2025	GL 762103 - Journal Entry		payroll	payroll		$0.00	$17,508.52	
11/8/2025	AR 746333 - Cash Receipts - Direct Debit	509767686		Return Code: R01		$854.50	$0.00	
11/9/2025	AR 746399 - Cash Receipts - Direct Debit	509800907		One Time Payment		$820.00	$0.00	
11/10/2025	AR 747085 - Cash Receipts - Lockbox	0000000004				$8,392.25	$0.00	
11/10/2025	AP 756155 - Hand Written Check	1	VER-23 - VERVE CLOUD, INC	MASTER NOV 2025		$0.00	$289.60	
11/10/2025	AR 762101 - Backout Payment	0000000001				$0.00	$840.00	
11/11/2025	AR 746990 - Cash Receipts - Miscellaneous			Application Fees		$500.00	$0.00	
11/12/2025	AP 743236 - Hand Written Check	1	PT-22 - PITNEY BOWES	MASTER		$0.00	$111.26	
11/12/2025	AR 747163 - Cash Receipts - Direct Debit	510056699		One Time Payment		$1,000.00	$0.00	
11/12/2025	AR 747164 - Cash Receipts - Direct Debit	510057151		One Time Payment		$863.00	$0.00	
11/12/2025	AR 748670 - Cash Receipts - Lockbox	0000000002				$11,851.38	$0.00	
11/12/2025	AP 749983 - Hand Written Check	1	HOTWIR-20 - HOTWIRE COMMUNICATIONS	NOV 2025		$0.00	$66,351.57	
11/12/2025	AP 756207 - Hand Written Check	1	MDWS-CDS25 - MIAMI DADE WATER AND SEWER (COSTA)	09/17/25 - 10/20/25		$0.00	$1,568.45	
11/12/2025	AP 756208 - Hand Written Check	1	MDWS-CDS25 - MIAMI DADE WATER AND SEWER (COSTA)	09/17/25 - 10/20/25		$0.00	$1,090.13	
11/13/2025	AR 748716 - Cash Receipts - Direct Debit	510151605		One Time Payment		$850.00	$0.00	
11/13/2025	AR 748738 - Cash Receipts - Direct Debit	510153866		One Time Payment		$865.00	$0.00	
11/13/2025	AP 748809 - Print Check	22105	M0037-20 - MIAMI POOL TECH INC	MASTER		$0.00	$443.37	
11/13/2025	AP 748809 - Print Check	22106	M0037-20 - MIAMI POOL TECH INC	MASTER		$0.00	$249.28	
11/13/2025	AP 748809 - Print Check	22083	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99213 CONDO F		$0.00	$595.00	
11/13/2025	AP 748809 - Print Check	22084	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36262 CONDO G		$0.00	$140.00	
11/13/2025	AP 748809 - Print Check	22092	JCS01-20 - JC SERVICES OF SOUTH FL CORP	35424 EST 4		$0.00	$895.00	
11/13/2025	AP 748809 - Print Check	22095	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$0.00	$6,100.00	
11/13/2025	AP 748809 - Print Check	22096	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$0.00	$1,020.00	
11/13/202	AP 748809 -	22097	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$0.00	$200.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5	Print Check						
11/13/2025	AP 748809 - Print Check	22098	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$560.00	
11/13/2025	AP 748809 - Print Check	22099	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$640.00	
11/13/2025	AP 748809 - Print Check	22100	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$3,995.00	
11/13/2025	AP 748809 - Print Check	22101	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$3,995.00	
11/13/2025	AP 748809 - Print Check	22102	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$3,995.00	
11/13/2025	AP 748809 - Print Check	22114	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 OCT 2025	$0.00	$2,625.00	
11/13/2025	AP 748809 - Print Check	22115	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 OCT 2025	$0.00	$456.08	
11/13/2025	AP 748809 - Print Check	22116	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2250345 OCT 2025	$0.00	$220.00	
11/13/2025	AP 748809 - Print Check	22077	PINAR - PINAR DEL RIO LANDSCAPING LLC	98523 CONDO M	$0.00	$450.00	
11/13/2025	AP 748809 - Print Check	22078	PINAR - PINAR DEL RIO LANDSCAPING LLC	99023 CONDO V	$0.00	$560.00	
11/13/2025	AP 748809 - Print Check	22108	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% CDS BLVD	$0.00	$1,800.00	
11/13/2025	AP 748809 - Print Check	22109	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST	$0.00	$900.00	
11/13/2025	AP 748809 - Print Check	22110	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ADRA	$0.00	$500.00	
11/13/2025	AP 748809 - Print Check	22111	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% TORREMOLINOS	$0.00	$900.00	
11/13/2025	AP 748809 - Print Check	22112	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ALCANTARA	$0.00	$900.00	
11/13/2025	AP 748809 - Print Check	22113	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST 1	$0.00	$100.00	
11/13/2025	AP 748809 - Print Check	22119	MARIAM - MARIA MARTINEZ	SEC DEP REF 98273 - 05/12/25	$0.00	$250.00	
11/13/2025	AP 748809 - Print Check	22081	TOROPES-20 - TORO PEST CONTROL	35664 EST 4	$0.00	$150.00	
11/13/2025	AP 748809 - Print Check	22082	TOROPES-20 - TORO PEST CONTROL	97143 CLUSTER A	$0.00	$150.00	
11/13/2025	AP 748809 - Print Check	22086	TOROPES-20 - TORO PEST CONTROL	101193 CONDO I	$0.00	$495.00	
11/13/2025	AP 748809 - Print Check	22088	TOROPES-20 - TORO PEST CONTROL	98663 CONDO M	$0.00	$300.00	
11/13/2025	AP 748809 - Print Check	22089	TOROPES-20 - TORO PEST CONTROL	39244 EST 1	$0.00	$395.00	
11/13/2025	AP 748809 - Print Check	22091	TOROPES-20 - TORO PEST CONTROL	39244 EST 1	$0.00	$995.00	
11/13/2025	AP 748809 - Print Check	22094	TOROPES-20 - TORO PEST CONTROL	35564 EST 4	$0.00	$125.00	
11/13/2025	AP 748809 - Print Check	22118	TOROPES-20 - TORO PEST CONTROL	IPM SERVICE OCT 2025	$0.00	$1,095.00	
11/13/2025	AP 748809 - Print Check	22079	C&D21 - C&D PLUMBING INC.	39224 EST 1	$0.00	$650.00	
11/13/2025	AP 748809 - Print Check	22117	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER	$0.00	$480.00	
11/13/2025	AP 748809 - Print Check	22107	NATSEC-21 - NATION SECURITY	10/06/25 - 10/12/25	$0.00	$7,426.55	
11/13/2025	AP 748809 - Print Check	22103	JJES-23 - JJES SERVICES CORP., INC	MASTER	$0.00	$1,210.00	
11/13/2025	AP 748809 - Print Check	22104	JJES-23 - JJES SERVICES CORP., INC	MASTER	$0.00	$300.00	
11/13/2025	AP 748809 - Print Check	22090	SWC-24 - SMART WALLET CORP	38374 EST 2	$0.00	$1,750.00	
11/13/2025	AP 748809 - Print Check	22080	MGC-25 - MGC ROOFING & CONSTRUCTION	38774 EST 2	$0.00	$1,452.69	

Account					Balance Forward	Debits	Credits	Ending Balance
11/13/2025	AP 748809 - Print Check	22085	SR-28 - SEVEN ROOFING LLC	100253 CONDO G		$0.00	$4,171.00	
11/13/2025	AP 748809 - Print Check	22087	SR-28 - SEVEN ROOFING LLC	39261 CONDO J		$0.00	$1,700.00	
11/13/2025	AP 748809 - Print Check	22093	SR-28 - SEVEN ROOFING LLC	35464 EST 4		$0.00	$1,700.00	
11/13/2025	AR 748963 - Cash Receipts - Lockbox	0000001779				$12,172.91	$0.00	
11/14/2025	AR 749360 - Cash Receipts - Lockbox	0000000003				$12,371.75	$0.00	
11/14/2025	AP 756181 - Hand Written Check	1	QUEN-20 - QUENCH USA INC	10/15/25 - 11/14/25		$0.00	$90.70	
11/15/2025	AR 749255 - Cash Receipts - Direct Debit	510343479		One Time Payment		$854.50	$0.00	
11/15/2025	AR 749386 - Backout Payment	509767686		Return Code: R01		$0.00	$854.50	
11/15/2025	AP 756180 - Hand Written Check	1	DLL-22 - DE LAGE LANDEN FINANCIAL SERVICES, LLC	10/15/23 - 11/14/23		$0.00	$492.70	
11/16/2025	AP 743234 - Hand Written Check	1	PT-22 - PITNEY BOWES	LEASE 11/16/25 - 02/15/25		$0.00	$67.41	
11/16/2025	AR 749303 - Cash Receipts - Direct Debit	510351510		One Time Payment		$850.00	$0.00	
11/17/2025	AR 749317 - Cash Receipts - Direct Debit	510363340		One Time Payment		$854.50	$0.00	
11/17/2025	AR 749325 - Cash Receipts - Direct Debit	510364482		One Time Payment		$823.91	$0.00	
11/17/2025	AR 749334 - Cash Receipts - Direct Debit	510365471		One Time Payment		$840.00	$0.00	
11/17/2025	AR 749366 - Cash Receipts - Direct Debit	510382255		One Time Payment		$823.91	$0.00	
11/17/2025	AR 749867 - Cash Receipts - Manual	Cash				$800.00	$0.00	
11/17/2025	AR 749962 - Cash Receipts - Lockbox	0001000155				$19,884.91	$0.00	
11/17/2025	AR 751733 - Backout Payment	0000000004				$0.00	$1,760.00	
11/18/2025	AR 750052 - Cash Receipts - Manual	19790268527				$833.00	$0.00	
11/18/2025	AR 750072 - Cash Receipts - Manual	231				$50.00	$0.00	
11/18/2025	AR 750234 - Cash Receipts - Lockbox	0000000004				$10,353.30	$0.00	
11/19/2025	AR 750173 - Cash Receipts - Miscellaneous			Application Fees		$670.00	$0.00	
11/19/202	AR 750335 -	510537238		One Time Payment		$919.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5	Cash Receipts - Direct Debit						
11/19/2025	AR 750452 - Cash Receipts - Direct Debit	510571837		One Time Payment	$2,000.00	$0.00	
11/19/2025	AR 750499 - Cash Receipts - Lockbox	0000000003			$1,760.00	$0.00	
11/19/2025	AP 756138 - Hand Written Check	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES	$0.00	$245.68	
11/20/2025	AP 749986 - Hand Written Check	1	MW001-20 - MAGICWASTE	NOV 2025	$0.00	$29,230.98	
11/20/2025	AR 750636 - Cash Receipts - Direct Debit	510602633		One Time Payment	$854.50	$0.00	
11/20/2025	AP 750746 - Print Check	22128	SHIELD-20 - SHIELD PEST CONTROL	35164 EST 4	$0.00	$16.80	
11/20/2025	AP 750746 - Print Check	22120	M032-20 - COMPUCARE SYSTEMS INC	NOV 2025 - EMAIL SERVICES	$0.00	$129.43	
11/20/2025	AP 750746 - Print Check	22122	S00025 - SCREEN ENCLOSURE DESIGNS	39724 EST 2	$0.00	$100.00	
11/20/2025	AP 750746 - Print Check	22129	S00025 - SCREEN ENCLOSURE DESIGNS	39224 EST 1	$0.00	$500.00	
11/20/2025	AP 750746 - Print Check	22126	PINAR - PINAR DEL RIO LANDSCAPING LLC	33285 CONDO O	$0.00	$360.00	
11/20/2025	AP 750746 - Print Check	22121	XERAGR-20 - XEROGRAPHIC USA	MASTER OCT 2025	$0.00	$540.56	
11/20/2025	AP 750746 - Print Check	22125	PRIME-20 - PRIME GROUP ENTERPRISES INC	98583 CONDO M	$0.00	$240.00	
11/20/2025	AP 750746 - Print Check	22123	TOROPES-20 - TORO PEST CONTROL	98663 CONDO M	$0.00	$150.00	
11/20/2025	AP 750746 - Print Check	22124	TOROPES-20 - TORO PEST CONTROL	98483 CONDO M	$0.00	$195.00	
11/20/2025	AP 750746 - Print Check	22132	C&D21 - C&D PLUMBING INC.	38214 - 38374 EST 2	$0.00	$1,637.50	
11/20/2025	AP 750746 - Print Check	22134	C&D21 - C&D PLUMBING INC.	38294 EST 2	$0.00	$3,275.00	
11/20/2025	AP 750746 - Print Check	22135	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	38374 EST 2	$0.00	$1,975.00	
11/20/2025	AP 750746 - Print Check	22131	NATSEC-21 - NATION SECURITY	10/13/25 - 10/19/25	$0.00	$7,426.55	
11/20/2025	AP 750746 - Print Check	22133	MGC-25 - MGC ROOFING & CONSTRUCTION	36574 CONDO P	$0.00	$2,777.23	
11/20/2025	AP 750746 - Print Check	22127	MB-25 - MARE BUILDING	39661 CONDO S	$0.00	$250.00	
11/20/2025	AP 750746 - Print Check	22130	WAND-25 - WANDA OJEDA	MASTER - PARKING MEDIATION	$0.00	$35.10	
11/20/2025	AR 750880 - Cash Receipts - Lockbox	0000000847			$840.00	$0.00	
11/21/2025	AR 750964 - Cash Receipts - Direct Debit	510668050		One Time Payment	$840.00	$0.00	
11/21/2025	AR 751321 - Cash Receipts - Lockbox	0000000004			$816.75	$0.00	
11/21/2025	AP 756142 - Hand Written Check	1	ACENTR-20 - ACENTRIA INSURANCE	25-26 INSURANCE DOWN PAYMENT	$0.00	$157,758.74	
11/22/2025	GL 762105 - Journal Entry		payroll	payroll	$0.00	$17,940.07	
11/24/2025	AR 751972 - Cash Receipts - Lockbox	0000000161			$2,171.71	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
11/24/2025	AP 756137 - Hand Written Check	1	P049-20 - PITNEY BOWES PURCHASE POWER	MASTER - STM 11-03-25	$0.00	$741.99	
11/24/2025	GL 762118 - Misc Deposit			CDSGC CAP CONTRIB RETURNED TO MASTER	$182,000.00	$0.00	
11/25/2025	AR 752289 - Cash Receipts - Lockbox	0000000003			$7,496.38	$0.00	
11/25/2025	AR 752880 - Cash Receipts - Manual	Cash			$100.00	$0.00	
11/26/2025	AR 752829 - Cash Receipts - Direct Debit	510978377		One Time Payment	$858.00	$0.00	
11/26/2025	AR 752854 - Cash Receipts - Manual	445			$8,879.34	$0.00	
11/26/2025	AR 752857 - Cash Receipts - Miscellaneous			App/Transponder/Tennis/Legal	$2,103.75	$0.00	
11/26/2025	AR 753698 - Cash Receipts - Lockbox	0000000004			$1,730.00	$0.00	
11/26/2025	AP 756141 - Hand Written Check	1	FIRST-22 - FIRST INSURANCE FUNDING	PYMNT# 8 NOV 2025	$0.00	$16,001.46	
11/27/2025	AR 752935 - Cash Receipts - Direct Debit	511041700		One Time Payment	$905.00	$0.00	
11/27/2025	AR 752965 - Cash Receipts - Direct Debit	511080946		One Time Payment	$830.00	$0.00	
11/28/2025	AR 753218 - Cash Receipts - Direct Debit	511174905		One Time Payment	$904.50	$0.00	
11/28/2025	AR 753255 - Cash Receipts - Direct Debit	511195148		One Time Payment	$1,100.00	$0.00	
11/28/2025	AR 753260 - Cash Receipts - Direct Debit	511195469		One Time Payment	$500.00	$0.00	
11/28/2025	AR 753287 - Cash Receipts - Direct Debit	511227479		One Time Payment	$1,730.00	$0.00	
11/28/2025	AR 753710 - Cash Receipts - Lockbox	0000000003			$11,120.50	$0.00	
11/30/2025	AP 761996 - Hand Written Check	1	SARMA-20 - SARMA/UNITED SCREENING SERVICES CORP.	MASTER - NOV 2025	$0.00	$770.00	
11/30/2025	GL 762107 - Misc Payment				$0.00	$24,085.25	
11/30/2025	GL 762108 - Misc Payment			TRUIST CARD	$0.00	$799.43	
11/30/2025	GL 762109 - Misc Payment			TRUIST CARD	$0.00	$799.43	
11/30/2025	GL 762112 - Misc Deposit			SQUARE NOV	$991.07	$0.00	
11/30/2025	GL 762113 - Misc Payment			FPL NOVEMBER 2025	$0.00	$4,292.86	

Account					Balance Forward	Debits	Credits	Ending Balance
11/30/2025	GL 762114 - Misc Deposit					$2.17	$0.00	
11/30/2025	GL 762115 - Misc Payment					$0.00	$48.00	
11/30/2025	GL 762119 - Misc Payment					$0.00	$24.00	
11/30/2025	GL 762122 - Misc Payment					$0.00	$100.00	
01025-000 Cash - BB&T - Golf Spec Assess					$127.60	$0.00	$0.00	$127.60
01036-000 Cash - City National Sec Dep.-Master					$424,938.28	$23,850.00	$3,650.00	$445,138.28
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/3/2025	AR 742495 - Cash Receipts - Miscellaneous	1013		Security Deposit		$3,950.00	$0.00	
11/6/2025	AP 745803 - Print Check	1365	KAMIL - KAMIL ACERO	SEC DEP REF 99313 - 10/03/22		$0.00	$3,650.00	
11/11/2025	AR 746826 - Cash Receipts - Miscellaneous			Security Deposit		$7,800.00	$0.00	
11/17/2025	AR 749859 - Cash Receipts - Miscellaneous			Security Deposits		$8,300.00	$0.00	
11/24/2025	AR 751873 - Cash Receipts - Miscellaneous	9552140240		Security Deposit		$3,800.00	$0.00	
01038-000 Cash - Bco Popular Loan Proceeds					$6,790.83	$0.00	$0.00	$6,790.83
01066-000 Cash - Bco Popular Oper Reserv					$601,582.88	$0.00	$35,875.64	$565,707.24
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/13/2025	AP 748854 - Print Check	4115	PRIME-20 - PRIME GROUP ENTERPRISES INC	35065 CONDO N		$0.00	$2,840.00	
11/13/2025	AP 748854 - Print Check	4120	THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER		$0.00	$100.64	
11/13/2025	AP 748854 - Print Check	4118	SWC-24 - SMART WALLET CORP	38094 EST 2		$0.00	$5,950.00	
11/13/2025	AP 748854 - Print Check	4119	SWC-24 - SMART WALLET CORP	38014 EST 2		$0.00	$1,800.00	
11/13/2025	AP 748854 - Print Check	4116	PP-25 - PRESTIGE POWER WASHING	CONDO D - 50% DEPOSIT		$0.00	$4,750.00	
11/13/2025	AP 748854 - Print Check	4117	PK-25 - PRESSURE KLEEN COMPANY	CONDO N		$0.00	$2,500.00	
11/20/2025	AP 750764 - Print Check	4121	S00025 - SCREEN ENCLOSURE DESIGNS	CONDO B		$0.00	$5,750.00	
11/20/2025	AP 750764 - Print Check	4124	PRIME-20 - PRIME GROUP ENTERPRISES INC	33325 CONDO O		$0.00	$2,680.00	
11/20/2025	AP 750764 - Print Check	4125	PRIME-20 - PRIME GROUP ENTERPRISES INC	39361 CONDO R		$0.00	$1,680.00	

Account					Balance Forward	Debits	Credits	Ending Balance
11/20/2025	AP 750764 - Print Check	4122	PP-25 - PRESTIGE POWER WASHING	CONDO E - 50% DEPOSIT		$0.00	$4,200.00	
11/20/2025	AP 750764 - Print Check	4123	PP-25 - PRESTIGE POWER WASHING	CONDO G - 50% DEPOSIT		$0.00	$3,625.00	

01070-000 Cash - Reserves — Balance Forward: $2,447,112.01 | Debits: $161,825.69 | Credits: $0.00 | Ending Balance: $2,608,937.70

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$20,181.33	$0.00
11/30/2025	GL 763480 - Journal Entry		RESERVE CONDOS T-U-V-W	RESERVE CONDOS T-U-V-W	$6,466.00	$0.00
11/30/2025	GL 763481 - Journal Entry		RESERVE CONDOS O-P-Q-R-S	RESERVE CONDOS O-P-Q-R-S	$12,521.00	$0.00
11/30/2025	GL 763482 - Journal Entry		RESERVE CONDO J-K-L-M-N	RESERVE CONDO J-K-L-M-N	$16,456.00	$0.00
11/30/2025	GL 763483 - Journal Entry		RESERVE CONDO E-F-G-H-I	RESERVE CONDO E-F-G-H-I	$15,905.00	$0.00
11/30/2025	GL 763484 - Journal Entry		RESERVE CONDOS CL A-A-B-C-D	RESERVE CONDOS CL A-A-B-C-D	$15,252.00	$0.00
11/30/2025	GL 763485 - Journal Entry		CONDO RESERVE	CONDO RESERVE ESTP 1-2-3-4	$13,918.00	$0.00
11/30/2025	GL 769543 - Journal Entry		RESERVE CASH	RESERVE CASH	$21,075.36	$0.00
11/30/2025	GL 769672 - Journal Entry		RESERVE CASH E4	RESERVE CASH	$40,051.00	$0.00

01200-000 Owner Assessments Receivable — Balance Forward: $35,332.58 | Debits: $766,259.51 | Credits: $729,564.00 | Ending Balance: $72,028.09

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	AR 741742 - Apply Charges				$658,606.45	$0.00
11/1/2025	AR 741794 - Apply PrePaids				$93,215.15	$93,215.15
11/1/2025	AR 741915 - Cash Receipts - Direct Debit	507323535		One Time Payment	$0.00	$840.00
11/1/2025	AR 741921 - Cash Receipts - Direct Debit	507325707		One Time Payment	$0.00	$823.91
11/1/2025	AR 741930 - Cash Receipts - Direct Debit	507340048		One Time Payment	$0.00	$840.00
11/1/2025	AR 741937 - Cash Receipts - Direct Debit	507351291		One Time Payment	$0.00	$854.50
11/1/2025	AR 741946 - Cash Receipts - Direct Debit	507359992		One Time Payment	$0.00	$817.00
11/1/2025	AR 741980 - Cash Receipts - Direct Debit	507428591		One Time Payment	$0.00	$840.00
11/3/2025	AR 742211 - Cash Receipts - Direct Debit	507817459		One Time Payment	$0.00	$880.00
11/3/2025	AR 742212 - Cash Receipts - Direct Debit	507822282		One Time Payment	$0.00	$840.00
11/3/2025	AR 742247 - Cash Receipts - Direct Debit	507968955		One Time Payment	$0.00	$840.00
11/3/2025	AR 742335 - Cash Receipts	508068737		One Time Payment	$0.00	$865.00

Account			Balance Forward	Debits	Credits	Ending Balance
	- Direct Debit					
11/3/2025	AR 742371 - Cash Receipts - Direct Debit	508104178	One Time Payment	$0.00	$1,634.00	
11/3/2025	AR 742778 - Cash Receipts - Lockbox	0000000001		$0.00	$345,969.06	
11/4/2025	AR 741795 - Cash Receipts - Direct Debit	508504266	Automated Payment for Apply Charges Batch #741742	$0.00	$51,445.46	
11/4/2025	AR 743438 - Cash Receipts - Lockbox	0000000003		$0.00	$22,561.13	
11/5/2025	AR 743377 - Cash Receipts - Direct Debit	508921414	One Time Payment	$0.00	$860.00	
11/5/2025	AR 745457 - Cash Receipts - Manual	Cash		$0.00	$800.00	
11/5/2025	AR 745638 - Cash Receipts - Lockbox	0000000004		$0.00	$19,309.13	
11/5/2025	AR 746884 - Backout Payment	0000000001		$840.00	$0.00	
11/5/2025	AR 746885 - Apply NSF	0000000001		$25.00	$0.00	
11/5/2025	AR 746890 - Backout Payment	0000000001		$881.00	$0.00	
11/5/2025	AR 746891 - Apply NSF	0000000001		$25.00	$0.00	
11/6/2025	AR 745623 - Cash Receipts - Direct Debit	509348593	One Time Payment	$0.00	$816.75	
11/6/2025	AR 745849 - Cash Receipts - Direct Debit	509460703	One Time Payment	$0.00	$840.00	
11/6/2025	AR 745994 - Cash Receipts - Lockbox	0000001653		$0.00	$13,104.62	
11/6/2025	AR 746881 - Backout Payment	0000000001		$854.50	$0.00	
11/6/2025	AR 746882 - Apply NSF	0000000001		$25.00	$0.00	
11/6/2025	AR 746887 - Backout Payment	0000000001		$865.00	$0.00	
11/6/2025	AR 746888 - Apply NSF	0000000001		$25.00	$0.00	
11/7/2025	AR 746003 - Cash Receipts - Direct Debit	509590340	One Time Payment	$0.00	$840.00	
11/7/2025	AR 746107 - Cash Receipts - Direct Debit	509627437	One Time Payment	$0.00	$833.00	
11/7/2025	AR 746238 - Backout Payment	508504242	Return Code: R01	$860.00	$0.00	
11/7/2025	AR 746239 - Apply NSF	508504242	Return Code: R01	$25.00	$0.00	
11/7/2025	AR 746655 - Cash Receipts - Lockbox	0042716594		$0.00	$30,622.88	
11/8/2025	AR 746333 -	509767686	Return Code: R01	$0.00	$854.50	

Account			Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts - Direct Debit					
11/9/2025	AR 746399 - Cash Receipts - Direct Debit	509800907	One Time Payment	$0.00	$820.00	
11/10/2025	AR 747085 - Cash Receipts - Lockbox	0000000004		$0.00	$8,392.25	
11/10/2025	AR 762100 - Apply NSF	0000000001		$25.00	$0.00	
11/10/2025	AR 762101 - Backout Payment	0000000001		$840.00	$0.00	
11/12/2025	AR 747163 - Cash Receipts - Direct Debit	510056699	One Time Payment	$0.00	$1,000.00	
11/12/2025	AR 747164 - Cash Receipts - Direct Debit	510057151	One Time Payment	$0.00	$863.00	
11/12/2025	AR 747502 - Adjustment			$0.00	$75.00	
11/12/2025	AR 748670 - Cash Receipts - Lockbox	0000000002		$0.00	$11,851.38	
11/13/2025	AR 748716 - Cash Receipts - Direct Debit	510151605	One Time Payment	$0.00	$850.00	
11/13/2025	AR 748738 - Cash Receipts - Direct Debit	510153866	One Time Payment	$0.00	$865.00	
11/13/2025	AR 748963 - Cash Receipts - Lockbox	0000001779		$0.00	$12,172.91	
11/14/2025	AR 749360 - Cash Receipts - Lockbox	0000000003		$0.00	$12,371.75	
11/15/2025	AR 749255 - Cash Receipts - Direct Debit	510343479	One Time Payment	$0.00	$854.50	
11/15/2025	AR 749386 - Backout Payment	509767686	Return Code: R01	$854.50	$0.00	
11/15/2025	AR 749387 - Apply NSF	509767686	Return Code: R01	$25.00	$0.00	
11/16/2025	AR 749303 - Cash Receipts - Direct Debit	510351510	One Time Payment	$0.00	$850.00	
11/17/2025	AR 749317 - Cash Receipts - Direct Debit	510363340	One Time Payment	$0.00	$854.50	
11/17/2025	AR 749325 - Cash Receipts - Direct Debit	510364482	One Time Payment	$0.00	$823.91	
11/17/2025	AR 749334 - Cash Receipts - Direct Debit	510365471	One Time Payment	$0.00	$840.00	
11/17/2025	AR 749366 - Cash Receipts - Direct Debit	510382255	One Time Payment	$0.00	$823.91	
11/17/2025	AR 749867 - Cash Receipts - Manual	Cash		$0.00	$800.00	
11/17/2025	AR 749962 - Cash Receipts - Lockbox	0001000155		$0.00	$19,884.91	
11/17/202	AR 751733 -	0000000004		$1,760.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5	Backout Payment						
11/17/2025	AR 751734 - Apply NSF	0000000004			$25.00	$0.00	
11/18/2025	AR 749985 - Apply PrePaids				$4,832.91	$4,832.91	
11/18/2025	AR 750052 - Cash Receipts - Manual	19790268527			$0.00	$833.00	
11/18/2025	AR 750072 - Cash Receipts - Manual	231			$0.00	$50.00	
11/18/2025	AR 750234 - Cash Receipts - Lockbox	0000000004			$0.00	$10,353.30	
11/19/2025	AR 750335 - Cash Receipts - Direct Debit	510537238	One Time Payment		$0.00	$919.00	
11/19/2025	AR 750452 - Cash Receipts - Direct Debit	510571837	One Time Payment		$0.00	$2,000.00	
11/19/2025	AR 750499 - Cash Receipts - Lockbox	0000000003			$0.00	$1,760.00	
11/20/2025	AR 750636 - Cash Receipts - Direct Debit	510602633	One Time Payment		$0.00	$854.50	
11/20/2025	AR 750880 - Cash Receipts - Lockbox	0000000847			$0.00	$840.00	
11/21/2025	AR 750964 - Cash Receipts - Direct Debit	510668050	One Time Payment		$0.00	$840.00	
11/21/2025	AR 751321 - Cash Receipts - Lockbox	0000000004			$0.00	$816.75	
11/24/2025	AR 751972 - Cash Receipts - Lockbox	0000000161			$0.00	$2,171.71	
11/25/2025	AR 752153 - Apply Late Fee				$1,650.00	$0.00	
11/25/2025	AR 752289 - Cash Receipts - Lockbox	0000000003			$0.00	$7,496.38	
11/25/2025	AR 752880 - Cash Receipts - Manual	Cash			$0.00	$100.00	
11/26/2025	AR 752829 - Cash Receipts - Direct Debit	510978377	One Time Payment		$0.00	$858.00	
11/26/2025	AR 752854 - Cash Receipts - Manual	445			$0.00	$8,879.34	
11/26/2025	AR 753698 - Cash Receipts - Lockbox	0000000004			$0.00	$1,730.00	
11/27/2025	AR 752935 - Cash Receipts - Direct Debit	511041700	One Time Payment		$0.00	$905.00	
11/27/2025	AR 752965 - Cash Receipts - Direct Debit	511080946	One Time Payment		$0.00	$830.00	
11/28/2025	AR 753218 - Cash Receipts	511174905	One Time Payment		$0.00	$904.50	

Account	Balance Forward	Debits	Credits	Ending Balance

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
	- Direct Debit					
11/28/2025	AR 753255 - Cash Receipts - Direct Debit	511195148		One Time Payment	$0.00	$1,100.00
11/28/2025	AR 753260 - Cash Receipts - Direct Debit	511195469		One Time Payment	$0.00	$500.00
11/28/2025	AR 753287 - Cash Receipts - Direct Debit	511227479		One Time Payment	$0.00	$1,730.00
11/28/2025	AR 753710 - Cash Receipts - Lockbox	0000000003			$0.00	$11,120.50

Account	Balance Forward	Debits	Credits	Ending Balance
01210-000 Owner Roof SA Receivables	$78.00	$0.00	$0.00	$78.00
01215-000 Allowance for Bad Debts	($32,986.00)	$0.00	$0.00	($32,986.00)
01401-000 Loan Costa del Sol Golf 2014-Master	$25,000.00	$0.00	$0.00	$25,000.00
01515-000 Due (to)from Master	($3,660,555.00)	$18,504.71	$285,951.81	($3,928,002.10)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$20,181.33
11/30/2025	GL 763481 - Journal Entry		RESERVE CONDOS O-P-Q-R-S	RESERVE CONDOS O-P-Q-R-S	$0.00	$2,685.00
11/30/2025	GL 769543 - Journal Entry		RESERVE CASH	RESERVE CASH	$0.00	$80,375.40
11/30/2025	GL 769561 - Journal Entry		RESERVE INTEREST TR	RESERVE INTEREST TR	$11,254.71	$0.00
11/30/2025	GL 769570 - Journal Entry		DUE TO	DUE TO	$0.00	$139,484.08
11/30/2025	GL 769690 - Journal Entry		E4	RESERVE CASH E4	$0.00	$36,410.00
11/30/2025	GL 769692 - Journal Entry		DUE TO	DUE TO	$0.00	$3,641.00
11/30/2025	GL 769697 - Journal Entry		DUE TO	DUE TO	$7,250.00	$0.00
11/30/2025	GL 769713 - Journal Entry		DUE TO	DUE TO	$0.00	$3,175.00

Account	Balance Forward	Debits	Credits	Ending Balance
01516-000 Due From Operating-Master	$707,667.00	$0.00	$0.00	$707,667.00
01610-000 Prepaid Insurance	$445,844.26	$0.00	$198,050.35	$247,793.91

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2025	GL 763476 - Journal Entry		INSURANCE	INSURANCE	$0.00	$16,498.38
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE	$0.00	$181,551.97

Account	Balance Forward	Debits	Credits	Ending Balance
01620-000 Prepaid Expenses	$38.59	$0.00	$38.59	$0.00

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 746237 - Journal Entry		INSURANCE PAYMENT	INSURANCE PAYMENT	$0.00	$38.59

Account	Balance Forward	Debits	Credits	Ending Balance
01630-000 Golf Course Building Improvements	$200,000.00	$0.00	$182,000.00	$18,000.00

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/24/202	GL 762118 -			CDSGC CAP CONTRIB	$0.00	$182,000.00

Account				Balance Forward	Debits	Credits	Ending Balance
5	Misc Deposit			RETURNED TO MASTER			
01631-000 Golf Course - Building-Master				$731,206.00	$0.00	$0.00	$731,206.00
01632-000 Golf Course - Land-Master				$1,068,794.00	$0.00	$0.00	$1,068,794.00
01640-000 Accumulated Depreciation-Master				($268,106.15)	$0.00	$0.00	($268,106.15)
02001-000 Accounts Payable				($24,005.67)	$166,896.43	$174,366.31	($31,475.55)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/1/2025	AP 738129 - Enter Bills - Separate Check		TEMSYS-20 - TEM SYSTEMS	12/01/25 - 02/28/26	$0.00	$2,010.00	
11/1/2025	AP 755080 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	10/20/25 - 10/26/25	$0.00	$7,426.55	
11/2/2025	AP 755081 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	10/27/25 - 11/02/25	$0.00	$7,426.55	
11/5/2025	AP 755133 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$0.00	$87.41	
11/6/2025	AP 741514 - Enter Bills - Separate Check		C&D21 - C&D PLUMBING INC.	34865 CONDO N	$0.00	$350.00	
11/6/2025	AP 745613 - Enter Bills - Separate Check		AL-23 - ALEMAN LAW	MASTER - LEGAL FEES 10/08/25 - 10/27/25	$0.00	$3,600.00	
11/6/2025	AP 745614 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER - STORAGE 10/29/25 - 11/28/25	$0.00	$78.30	
11/6/2025	AP 745615 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER NOV 2025	$0.00	$1,220.22	
11/6/2025	AP 745616 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	$0.00	$970.00	
11/6/2025	AP 745618 - Enter Bills - Separate Check		TAS-25 - TIGRIS AQUATIC SERVICES LLC	MASTER NOV 2025	$0.00	$713.00	
11/6/2025	AP 745620 - Enter Bill		KAMIL - KAMIL ACERO	SEC DEP REF 99313 - 10/03/22	$0.00	$3,650.00	
11/6/2025	AP 745720 - Enter Bill		PREFERRED ACCOUNTING SERVICES, Inc.	NOV 2025	$0.00	$9,050.00	
11/6/2025	AP 745760 - Enter Bill		US LAW-20 - US LAWNS	NOV 2025	$0.00	$27,213.00	
11/6/2025	AP 745779 - Print Check	22073	PREFERRED ACCOUNTING SERVICES, Inc.	NOV 2025	$9,050.00	$0.00	
11/6/2025	AP 745779 - Print Check	22068	M032-20 - COMPUCARE SYSTEMS INC	MASTER - STORAGE 10/29/25 - 11/28/25	$78.30	$0.00	
11/6/2025	AP 745779 - Print Check	22069	M032-20 - COMPUCARE SYSTEMS INC	MASTER NOV 2025	$1,220.22	$0.00	
11/6/2025	AP 745779 - Print Check	22075	UNIFIR - UNIFIRST	UNIFORMS	$424.30	$0.00	
11/6/2025	AP 745779 -	22070	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	$970.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Print Check						
11/6/2025	AP 745779 - Print Check	22074	US LAW-20 - US LAWNS	NOV 2025	$27,213.00	$0.00	
11/6/2025	AP 745779 - Print Check	22076	C&D21 - C&D PLUMBING INC.	34865 CONDO N	$350.00	$0.00	
11/6/2025	AP 745779 - Print Check	22071	NATSEC-21 - NATION SECURITY	09/22/25 - 09/28/25	$7,109.83	$0.00	
11/6/2025	AP 745779 - Print Check	22067	AL-23 - ALEMAN LAW	MASTER - LEGAL FEES 10/08/25 - 10/27/25	$3,600.00	$0.00	
11/6/2025	AP 745779 - Print Check	22072	TAS-25 - TIGRIS AQUATIC SERVICES LLC	MASTER NOV 2025	$713.00	$0.00	
11/6/2025	AP 745803 - Print Check	1365	KAMIL - KAMIL ACERO	SEC DEP REF 99313 - 10/03/22	$3,650.00	$0.00	
11/12/2025	AP 755134 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$0.00	$84.86	
11/13/2025	AP 748719 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	98523 CONDO M	$0.00	$450.00	
11/13/2025	AP 748722 - Enter Bills - Separate Check		PRIME-20 - PRIME GROUP ENTERPRISES INC	35065 CONDO N	$0.00	$2,840.00	
11/13/2025	AP 748723 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	99023 CONDO V	$0.00	$560.00	
11/13/2025	AP 748725 - Enter Bills - Separate Check		C&D21 - C&D PLUMBING INC.	39224 EST 1	$0.00	$650.00	
11/13/2025	AP 748726 - Enter Bills - Separate Check		MGC-25 - MGC ROOFING & CONSTRUCTION	38774 EST 2	$0.00	$1,452.69	
11/13/2025	AP 748727 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	35664 EST 4	$0.00	$150.00	
11/13/2025	AP 748728 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	97143 CLUSTER A	$0.00	$150.00	
11/13/2025	AP 748729 - Enter Bills - Separate Check		PP-25 - PRESTIGE POWER WASHING	CONDO D - 50% DEPOSIT	$0.00	$4,750.00	
11/13/2025	AP 748730 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	99213 CONDO F	$0.00	$595.00	
11/13/2025	AP 748731 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	36262 CONDO G	$0.00	$140.00	
11/13/2025	AP 748732 - Enter Bills - Separate Check		SR-28 - SEVEN ROOFING LLC	100253 CONDO G	$0.00	$4,171.00	
11/13/2025	AP 748733 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	101193 CONDO I	$0.00	$495.00	
11/13/2025	AP 748735 - Enter Bill		PK-25 - PRESSURE KLEEN COMPANY	CONDO N	$0.00	$2,500.00	
11/13/202	AP 748736 -		SR-28 - SEVEN ROOFING LLC	39261 CONDO J	$0.00	$1,700.00	

Account			Balance Forward	Debits	Credits	Ending Balance
5	Enter Bills - Separate Check					
11/13/2025	AP 748739 - Enter Bills - Separate Check	TOROPES-20 - TORO PEST CONTROL	98663 CONDO M	$0.00	$300.00	
11/13/2025	AP 748740 - Enter Bills - Separate Check	TOROPES-20 - TORO PEST CONTROL	39244 EST 1	$0.00	$395.00	
11/13/2025	AP 748741 - Enter Bills - Separate Check	SWC-24 - SMART WALLET CORP	38374 EST 2	$0.00	$1,750.00	
11/13/2025	AP 748742 - Enter Bills - Separate Check	TOROPES-20 - TORO PEST CONTROL	39244 EST 1	$0.00	$995.00	
11/13/2025	AP 748743 - Enter Bills - Separate Check	SWC-24 - SMART WALLET CORP	38094 EST 2	$0.00	$5,950.00	
11/13/2025	AP 748745 - Enter Bills - Separate Check	SWC-24 - SMART WALLET CORP	38014 EST 2	$0.00	$1,800.00	
11/13/2025	AP 748746 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	35424 EST 4	$0.00	$895.00	
11/13/2025	AP 748754 - Enter Bills - Separate Check	SR-28 - SEVEN ROOFING LLC	35464 EST 4	$0.00	$1,700.00	
11/13/2025	AP 748755 - Enter Bills - Separate Check	TOROPES-20 - TORO PEST CONTROL	35564 EST 4	$0.00	$125.00	
11/13/2025	AP 748760 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$6,100.00	
11/13/2025	AP 748761 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$1,020.00	
11/13/2025	AP 748762 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$200.00	
11/13/2025	AP 748763 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$560.00	
11/13/2025	AP 748764 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$640.00	
11/13/2025	AP 748765 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$3,995.00	
11/13/2025	AP 748766 - Enter Bills - Separate	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$0.00	$3,995.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Check							
11/13/2025	AP 748767 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$0.00	$3,995.00	
11/13/2025	AP 748768 - Enter Bills - Separate Check		JJES-23 - JJES SERVICES CORP., INC	MASTER		$0.00	$1,210.00	
11/13/2025	AP 748769 - Enter Bills - Separate Check		JJES-23 - JJES SERVICES CORP., INC	MASTER		$0.00	$300.00	
11/13/2025	AP 748773 - Enter Bill		M0037-20 - MIAMI POOL TECH INC	MASTER		$0.00	$443.37	
11/13/2025	AP 748774 - Enter Bills - Separate Check		M0037-20 - MIAMI POOL TECH INC	MASTER		$0.00	$249.28	
11/13/2025	AP 748776 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% CDS BLVD		$0.00	$1,800.00	
11/13/2025	AP 748777 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST		$0.00	$900.00	
11/13/2025	AP 748778 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ADRA		$0.00	$500.00	
11/13/2025	AP 748781 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% TORREMOLINOS		$0.00	$900.00	
11/13/2025	AP 748782 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ALCANTARA		$0.00	$900.00	
11/13/2025	AP 748783 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST 1		$0.00	$100.00	
11/13/2025	AP 748787 - Enter Bills - Separate Check		SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER		$0.00	$480.00	
11/13/2025	AP 748788 - Enter Bills - Separate Check		THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER		$0.00	$100.64	
11/13/2025	AP 748792 - Enter Bills - Separate Check		MARIAM - MARIA MARTINEZ	SEC DEP REF 98273 - 05/12/25		$0.00	$250.00	
11/13/2025	AP 748809 - Print Check	22105	M0037-20 - MIAMI POOL TECH INC	MASTER		$443.37	$0.00	
11/13/2025	AP 748809 - Print Check	22106	M0037-20 - MIAMI POOL TECH INC	MASTER		$249.28	$0.00	
11/13/2025	AP 748809 - Print Check	22083	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99213 CONDO F		$595.00	$0.00	
11/13/2025	AP 748809 - Print Check	22084	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36262 CONDO G		$140.00	$0.00	
11/13/2025	AP 748809 - Print Check	22092	JCS01-20 - JC SERVICES OF SOUTH FL CORP	35424 EST 4		$895.00	$0.00	
11/13/202	AP 748809 -	22095	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$6,100.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
5	Print Check						
11/13/2025	AP 748809 - Print Check	22096	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$1,020.00	$0.00	
11/13/2025	AP 748809 - Print Check	22097	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$200.00	$0.00	
11/13/2025	AP 748809 - Print Check	22098	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$560.00	$0.00	
11/13/2025	AP 748809 - Print Check	22099	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$640.00	$0.00	
11/13/2025	AP 748809 - Print Check	22100	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$3,995.00	$0.00	
11/13/2025	AP 748809 - Print Check	22101	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$3,995.00	$0.00	
11/13/2025	AP 748809 - Print Check	22102	JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER	$3,995.00	$0.00	
11/13/2025	AP 748809 - Print Check	22114	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 OCT 2025	$2,625.00	$0.00	
11/13/2025	AP 748809 - Print Check	22115	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 OCT 2025	$456.08	$0.00	
11/13/2025	AP 748809 - Print Check	22116	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2250345 OCT 2025	$220.00	$0.00	
11/13/2025	AP 748809 - Print Check	22077	PINAR - PINAR DEL RIO LANDSCAPING LLC	98523 CONDO M	$450.00	$0.00	
11/13/2025	AP 748809 - Print Check	22078	PINAR - PINAR DEL RIO LANDSCAPING LLC	99023 CONDO V	$560.00	$0.00	
11/13/2025	AP 748809 - Print Check	22108	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% CDS BLVD	$1,800.00	$0.00	
11/13/2025	AP 748809 - Print Check	22109	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST	$900.00	$0.00	
11/13/2025	AP 748809 - Print Check	22110	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ADRA	$500.00	$0.00	
11/13/2025	AP 748809 - Print Check	22111	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% TORREMOLINOS	$900.00	$0.00	
11/13/2025	AP 748809 - Print Check	22112	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ALCANTARA	$900.00	$0.00	
11/13/2025	AP 748809 - Print Check	22113	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST 1	$100.00	$0.00	
11/13/2025	AP 748809 - Print Check	22119	MARIAM - MARIA MARTINEZ	SEC DEP REF 98273 - 05/12/25	$250.00	$0.00	
11/13/2025	AP 748809 - Print Check	22081	TOROPES-20 - TORO PEST CONTROL	35664 EST 4	$150.00	$0.00	
11/13/2025	AP 748809 - Print Check	22082	TOROPES-20 - TORO PEST CONTROL	97143 CLUSTER A	$150.00	$0.00	
11/13/2025	AP 748809 - Print Check	22086	TOROPES-20 - TORO PEST CONTROL	101193 CONDO I	$495.00	$0.00	
11/13/2025	AP 748809 - Print Check	22088	TOROPES-20 - TORO PEST CONTROL	98663 CONDO M	$300.00	$0.00	
11/13/2025	AP 748809 - Print Check	22089	TOROPES-20 - TORO PEST CONTROL	39244 EST 1	$395.00	$0.00	
11/13/2025	AP 748809 - Print Check	22091	TOROPES-20 - TORO PEST CONTROL	39244 EST 1	$995.00	$0.00	
11/13/2025	AP 748809 - Print Check	22094	TOROPES-20 - TORO PEST CONTROL	35564 EST 4	$125.00	$0.00	
11/13/2025	AP 748809 - Print Check	22118	TOROPES-20 - TORO PEST CONTROL	IPM SERVICE OCT 2025	$1,095.00	$0.00	
11/13/2025	AP 748809 - Print Check	22079	C&D21 - C&D PLUMBING INC.	39224 EST 1	$650.00	$0.00	
11/13/2025	AP 748809 - Print Check	22117	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER	$480.00	$0.00	
11/13/2025	AP 748809 - Print Check	22107	NATSEC-21 - NATION SECURITY	10/06/25 - 10/12/25	$7,426.55	$0.00	
11/13/2025	AP 748809 - Print Check	22103	JJES-23 - JJES SERVICES CORP., INC	MASTER	$1,210.00	$0.00	
11/13/2025	AP 748809 - Print Check	22104	JJES-23 - JJES SERVICES CORP., INC	MASTER	$300.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
11/13/2025	AP 748809 - Print Check	22090	SWC-24 - SMART WALLET CORP	38374 EST 2	$1,750.00	$0.00	
11/13/2025	AP 748809 - Print Check	22080	MGC-25 - MGC ROOFING & CONSTRUCTION	38774 EST 2	$1,452.69	$0.00	
11/13/2025	AP 748809 - Print Check	22085	SR-28 - SEVEN ROOFING LLC	100253 CONDO G	$4,171.00	$0.00	
11/13/2025	AP 748809 - Print Check	22087	SR-28 - SEVEN ROOFING LLC	39261 CONDO J	$1,700.00	$0.00	
11/13/2025	AP 748809 - Print Check	22093	SR-28 - SEVEN ROOFING LLC	35464 EST 4	$1,700.00	$0.00	
11/13/2025	AP 748854 - Print Check	4115	PRIME-20 - PRIME GROUP ENTERPRISES INC	35065 CONDO N	$2,840.00	$0.00	
11/13/2025	AP 748854 - Print Check	4120	THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER	$100.64	$0.00	
11/13/2025	AP 748854 - Print Check	4118	SWC-24 - SMART WALLET CORP	38094 EST 2	$5,950.00	$0.00	
11/13/2025	AP 748854 - Print Check	4119	SWC-24 - SMART WALLET CORP	38014 EST 2	$1,800.00	$0.00	
11/13/2025	AP 748854 - Print Check	4116	PP-25 - PRESTIGE POWER WASHING	CONDO D - 50% DEPOSIT	$4,750.00	$0.00	
11/13/2025	AP 748854 - Print Check	4117	PK-25 - PRESSURE KLEEN COMPANY	CONDO N	$2,500.00	$0.00	
11/16/2025	AP 759810 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	11/10/25 - 11/16/25	$0.00	$7,623.00	
11/19/2025	AP 755136 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$0.00	$84.86	
11/20/2025	AP 750703 - Enter Bills - Separate Check		S00025 - SCREEN ENCLOSURE DESIGNS	CONDO B	$0.00	$5,750.00	
11/20/2025	AP 750710 - Enter Bills - Separate Check		PP-25 - PRESTIGE POWER WASHING	CONDO E - 50% DEPOSIT	$0.00	$4,200.00	
11/20/2025	AP 750713 - Enter Bills - Separate Check		PP-25 - PRESTIGE POWER WASHING	CONDO G - 50% DEPOSIT	$0.00	$3,625.00	
11/20/2025	AP 750716 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	98663 CONDO M	$0.00	$150.00	
11/20/2025	AP 750721 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	98483 CONDO M	$0.00	$195.00	
11/20/2025	AP 750726 - Enter Bills - Separate Check		PRIME-20 - PRIME GROUP ENTERPRISES INC	98583 CONDO M	$0.00	$240.00	
11/20/2025	AP 750727 - Enter Bills - Separate Check		PRIME-20 - PRIME GROUP ENTERPRISES INC	33325 CONDO O	$0.00	$2,680.00	
11/20/2025	AP 750728 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	33285 CONDO O	$0.00	$360.00	
11/20/2025	AP 750729 - Enter Bills - Separate Check		PRIME-20 - PRIME GROUP ENTERPRISES INC	39361 CONDO R	$0.00	$1,680.00	
11/20/2025	AP 750730 - Enter Bills -		MB-25 - MARE BUILDING	39661 CONDO S	$0.00	$250.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Separate Check						
11/20/2025	AP 750731 - Enter Bills - Separate Check		SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	38374 EST 2	$0.00	$1,975.00	
11/20/2025	AP 750732 - Enter Bills - Separate Check		C&D21 - C&D PLUMBING INC.	38214 - 38374 EST 2	$0.00	$1,637.50	
11/20/2025	AP 750733 - Enter Bills - Separate Check		MGC-25 - MGC ROOFING & CONSTRUCTION	36574 CONDO P	$0.00	$2,777.23	
11/20/2025	AP 750734 - Enter Bills - Separate Check		SHIELD-20 - SHIELD PEST CONTROL	35164 EST 4	$0.00	$16.80	
11/20/2025	AP 750735 - Enter Bills - Separate Check		S00025 - SCREEN ENCLOSURE DESIGNS	39224 EST 1	$0.00	$500.00	
11/20/2025	AP 750736 - Enter Bills - Separate Check		C&D21 - C&D PLUMBING INC.	38294 EST 2	$0.00	$3,275.00	
11/20/2025	AP 750741 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	NOV 2025 - EMAIL SERVICES	$0.00	$129.43	
11/20/2025	AP 750742 - Enter Bills - Separate Check		XERAGR-20 - XEROGRAPHIC USA	MASTER OCT 2025	$0.00	$540.56	
11/20/2025	AP 750744 - Enter Bill		WAND-25 - WANDA OJEDA	MASTER - PARKING MEDIATION	$0.00	$35.10	
11/20/2025	AP 750745 - Enter Bills - Separate Check		S00025 - SCREEN ENCLOSURE DESIGNS	39724 EST 2	$0.00	$100.00	
11/20/2025	AP 750746 - Print Check	22128	SHIELD-20 - SHIELD PEST CONTROL	35164 EST 4	$16.80	$0.00	
11/20/2025	AP 750746 - Print Check	22120	M032-20 - COMPUCARE SYSTEMS INC	NOV 2025 - EMAIL SERVICES	$129.43	$0.00	
11/20/2025	AP 750746 - Print Check	22122	S00025 - SCREEN ENCLOSURE DESIGNS	39724 EST 2	$100.00	$0.00	
11/20/2025	AP 750746 - Print Check	22129	S00025 - SCREEN ENCLOSURE DESIGNS	39224 EST 1	$500.00	$0.00	
11/20/2025	AP 750746 - Print Check	22126	PINAR - PINAR DEL RIO LANDSCAPING LLC	33285 CONDO O	$360.00	$0.00	
11/20/2025	AP 750746 - Print Check	22121	XERAGR-20 - XEROGRAPHIC USA	MASTER OCT 2025	$540.56	$0.00	
11/20/2025	AP 750746 - Print Check	22125	PRIME-20 - PRIME GROUP ENTERPRISES INC	98583 CONDO M	$240.00	$0.00	
11/20/2025	AP 750746 - Print Check	22123	TOROPES-20 - TORO PEST CONTROL	98663 CONDO M	$150.00	$0.00	
11/20/2025	AP 750746 - Print Check	22124	TOROPES-20 - TORO PEST CONTROL	98483 CONDO M	$195.00	$0.00	
11/20/2025	AP 750746 - Print Check	22132	C&D21 - C&D PLUMBING INC.	38214 - 38374 EST 2	$1,637.50	$0.00	
11/20/2025	AP 750746 - Print Check	22134	C&D21 - C&D PLUMBING INC.	38294 EST 2	$3,275.00	$0.00	
11/20/2025	AP 750746 - Print Check	22135	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	38374 EST 2	$1,975.00	$0.00	
11/20/2025	AP 750746 - Print Check	22131	NATSEC-21 - NATION SECURITY	10/13/25 - 10/19/25	$7,426.55	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
11/20/2025	AP 750746 - Print Check	22133	MGC-25 - MGC ROOFING & CONSTRUCTION	36574 CONDO P	$2,777.23	$0.00	
11/20/2025	AP 750746 - Print Check	22127	MB-25 - MARE BUILDING	39661 CONDO S	$250.00	$0.00	
11/20/2025	AP 750746 - Print Check	22130	WAND-25 - WANDA OJEDA	MASTER - PARKING MEDIATION	$35.10	$0.00	
11/20/2025	AP 750764 - Print Check	4121	S00025 - SCREEN ENCLOSURE DESIGNS	CONDO B	$5,750.00	$0.00	
11/20/2025	AP 750764 - Print Check	4124	PRIME-20 - PRIME GROUP ENTERPRISES INC	33325 CONDO O	$2,680.00	$0.00	
11/20/2025	AP 750764 - Print Check	4125	PRIME-20 - PRIME GROUP ENTERPRISES INC	39361 CONDO R	$1,680.00	$0.00	
11/20/2025	AP 750764 - Print Check	4122	PP-25 - PRESTIGE POWER WASHING	CONDO E - 50% DEPOSIT	$4,200.00	$0.00	
11/20/2025	AP 750764 - Print Check	4123	PP-25 - PRESTIGE POWER WASHING	CONDO G - 50% DEPOSIT	$3,625.00	$0.00	
11/23/2025	AP 759811 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	11/17/25 - 11/23/25	$0.00	$7,426.55	
11/26/2025	AP 755139 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$0.00	$84.86	
11/30/2025	AP 755095 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING NOV 2025	$0.00	$655.00	
11/30/2025	AP 757965 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	IPM SERVICE NOV 2025	$0.00	$1,095.00	
11/30/2025	AP 759812 - Enter Bills - Separate Check		XERAGR-20 - XEROGRAPHIC USA	MASTER NOV 2025	$0.00	$248.55	

02004-000 Loan Bco Popular (Paving - Entrance)

				Balance Forward	Debits	Credits	Ending Balance
				($1,118,085.57)	$24,085.25	$0.00	($1,094,000.32)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 762107 - Misc Payment				$24,085.25	$0.00	

02005-000 Accrued Expenses

				Balance Forward	Debits	Credits	Ending Balance
				($27,183.30)	$0.00	$5,683.33	($32,866.63)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 763439 - Journal Entry		REAL ESTATE TAXES	REAL STATE TAXES	$0.00	$3,333.33	
11/30/2025	GL 763441 - Journal Entry		AUDIT/ TAX	AUDIT/ TAX	$0.00	$2,350.00	

02006-000 Loan Repayment

				Balance Forward	Debits	Credits	Ending Balance
				($304,591.14)	$0.00	$19,000.00	($323,591.14)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 763366 - Journal Entry		2025 BUDGET	2025 BUDGET	$0.00	$19,000.00	

02007-000 Insurance Note Payable

				Balance Forward	Debits	Credits	Ending Balance
				($426,088.60)	$354,800.58	$0.00	($71,288.02)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/1/2025	GL 746237 - Journal Entry		INSURANCE PAYMENT	INSURANCE PAYMENT	$38.59	$0.00	
11/5/2025	AP 749982 - Hand Written Check	1	FIRST-22 - FIRST INSURANCE FUNDING	PYMNT# 10 NOV 2025	$181,002.79	$0.00	
11/21/202	AP 756142 -	1	ACENTR-20 - ACENTRIA INSURANCE	25-26 INSURANCE DOWN	$157,757.74	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
5	Hand Written Check			PAYMENT				
11/26/2025	AP 756141 - Hand Written Check	1	FIRST-22 - FIRST INSURANCE FUNDING	PYMNT# 8 NOV 2025		$16,001.46	$0.00	
02009-000 Golf Course Loan					$603.00	$0.00	$0.00	$603.00
02012-000 Clubhouse Deposit					($6,500.00)	$2,250.00	$500.00	($4,750.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 759830 - Journal Entry		CLUBHOUSE INCOME 35454 - 09/09/25	CLUBHOUSE INCOME 35454		$250.00	$0.00	
11/1/2025	GL 759831 - Journal Entry		CLUBHOUSE INCOME 37482 - 07/18/25	CLUBHOUSE INCOME 37482		$250.00	$0.00	
11/1/2025	GL 759832 - Journal Entry		CLUBHOUSE INCOME 35235 - 06/30/25	CLUBHOUSE INCOME 35235		$250.00	$0.00	
11/1/2025	GL 759833 - Journal Entry		CLUBHOUSE INCOME 37142	CLUBHOUSE INCOME 37142		$250.00	$0.00	
11/1/2025	GL 759835 - Journal Entry		CLUBHOUSE INCOME 36574 - 05/27/25	CLUBHOUSE INCOME 36574		$250.00	$0.00	
11/1/2025	GL 759836 - Journal Entry		CLUBHOUSE INCOME 39841	CLUBHOUSE INCOME 39841		$250.00	$0.00	
11/1/2025	GL 759837 - Journal Entry		CLUBHOUSE INCOME 98073 - 10/20/25	CLUBHOUSE INCOME 98073		$250.00	$0.00	
11/5/2025	AR 745458 - Cash Receipts - Miscellaneous			37034 clubhouse		$0.00	$500.00	
11/13/2025	AP 748792 - Enter Bills - Separate Check		MARIAM - MARIA MARTINEZ	SEC DEP REF 98273 - 05/12/25		$250.00	$0.00	
11/13/2025	GL 759838 - Journal Entry		CLUBHOUSE INCOME 98273 - 05/12/25	CLUBHOUSE INCOME 98273		$250.00	$0.00	
02015-000 Security Deposits					($418,936.00)	$3,650.00	$23,850.00	($439,136.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/3/2025	AR 742495 - Cash Receipts - Miscellaneous	1013		99443 - Arrecife Investment Group LLC		$0.00	$3,950.00	
11/6/2025	AP 745620 - Enter Bill		KAMIL - KAMIL ACERO	SEC DEP REF 99313 - 10/03/22		$3,650.00	$0.00	
11/11/2025	AR 746826 - Cash Receipts - Miscellaneous			10149 - Richard G. Mackintosh & Caroline A. Plimmer		$0.00	$7,800.00	
11/17/2025	AR 749859 - Cash Receipts - Miscellaneous			99413 - Maria Algarin		$0.00	$8,300.00	
11/24/2025	AR 751873 - Cash Receipts - Miscellaneous	9552140240		Tanya R. Jury (no unit specified)		$0.00	$3,800.00	
02016-000 Credit Card					$2,392.76	$1,598.86	$2,466.46	$1,525.16
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 763457 -		CREDIT CARD	credit card		$0.00	$1,407.80	

Account				Balance Forward	Debits	Credits	Ending Balance
11/30/2025	Journal Entry GL 762108 - Misc Payment			TRUIST CARD	$799.43	$0.00	
11/30/2025	GL 762109 - Misc Payment			TRUIST CARD	$799.43	$0.00	
11/30/2025	GL 763459 - Journal Entry		CREDIT CARD	credit card	$0.00	$1,058.66	
02018-000 Deferred Cable Cost-Master				($4,600.05)	$2,300.00	$0.00	($2,300.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 763366 - Journal Entry		2025 BUDGET	2025 BUDGET	$2,300.00	$0.00	
02019-000 Due to Reserves-Master				($707,667.00)	$0.00	$0.00	($707,667.00)
02220-000 Payroll Taxes Payable				$0.00	$8,095.58	$8,095.58	$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/7/2025	GL 762103 - Journal Entry		payroll	payroll	$3,992.39	$3,992.39	
11/22/2025	GL 762105 - Journal Entry		payroll	payroll	$4,103.19	$4,103.19	
02500-000 Prepaid Owner Assessments				($146,318.70)	$0.00	$0.00	($146,318.70)
03030-000 Reserves Interest				($9,819.32)	$0.00	$994.67	($10,813.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 769561 - Journal Entry		RESERVE INTEREST TR	RESERVE INTEREST TR	$0.00	$994.67	
03040-000 Spec Project - Front Door				($68,450.12)	$0.00	$0.00	($68,450.12)
03042-000 Operating Contingency				($32,255.22)	$0.00	$0.00	($32,255.22)
03101-000 Reserve - A/C Equip 10T Rooft-Master				($10,302.28)	$0.00	$131.96	($10,434.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$131.96	
03102-000 Reserve - A/C Equip 3 TON Unit-Master				($2,389.60)	$0.00	$29.24	($2,418.84)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$29.24	
03103-000 Reserve - Awnings-Master				($14,895.96)	$0.00	$0.00	($14,895.96)
03104-000 Reserve - Carpet-Master				($4,140.00)	$0.00	$0.00	($4,140.00)
03105-000 Reserve - Furniture Office-Master				($31,886.96)	$0.00	$0.00	($31,886.96)
03106-000 Reserve - Flooring Tile-Master				($2,903.97)	$0.00	$118.00	($3,021.97)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$118.00	
03107-000 Reserve - Flooring				($4,106.46)	$0.00	$60.99	($4,167.45)

Account	Balance Forward	Debits	Credits	Ending Balance
Wood Compos-Master				

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$60.99

Account	Balance Forward	Debits	Credits	Ending Balance
03108-000 Reserve - Interior Painting-Master	($9,567.58)	$0.00	$252.72	($9,820.30)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$252.72

Account	Balance Forward	Debits	Credits	Ending Balance
03109-000 Reserve - Exterior Painting-Master	($523.42)	$100.64	$138.56	($561.34)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$138.56
11/13/2025	AP 748788 - Enter Bills - Separate Check		THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER	$100.64	$0.00

Account	Balance Forward	Debits	Credits	Ending Balance
03110-000 Reserve - Kitchen/Breakroom-Master	($71.88)	$0.00	$71.87	($143.75)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$71.87

Account	Balance Forward	Debits	Credits	Ending Balance
03111-000 Reserve - CLubhouse Restrooms-Master	($9,478.38)	$0.00	$280.72	($9,759.10)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$280.72

Account	Balance Forward	Debits	Credits	Ending Balance
03112-000 Reserve - Pool Restrooms-Master	($19,049.82)	$0.00	$295.37	($19,345.19)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$295.37

Account	Balance Forward	Debits	Credits	Ending Balance
03113-000 Reserve - Court Resurface-Master	($17,540.02)	$0.00	$730.01	($18,270.03)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$730.01

Account	Balance Forward	Debits	Credits	Ending Balance
03114-000 Reseve - Court Lighting-Master	($7,288.77)	$0.00	$74.45	($7,363.22)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$74.45

Account	Balance Forward	Debits	Credits	Ending Balance
03115-000 Reserve - Court Fencing & Scre-Master	($6,020.76)	$0.00	$78.66	($6,099.42)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$78.66

Account	Balance Forward	Debits	Credits	Ending Balance
03116-000 Reserve - Furniture Pool-Master	($13,365.40)	$0.00	$442.29	($13,807.69)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$442.29

Account	Balance Forward	Debits	Credits	Ending Balance
03117-000 Reserve - Pool deck Surface-Master	($29,497.36)	$0.00	$398.40	($29,895.76)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$398.40

Account	Balance Forward	Debits	Credits	Ending Balance
03118-000 Reserve - Pool Deck Fence & Ga-Master	($10,172.04)	$0.00	$0.00	($10,172.04)
03119-000 Reserve - Asphalt Pavi. Overla-Master	($110,435.35)	$0.00	$1,782.01	($112,217.36)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$1,782.01

Account	Balance Forward	Debits	Credits	Ending Balance
03120-000 Reserve - Asphalt Sealcoat-Master	($145,926.05)	$0.00	$1.00	($145,927.05)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$1.00

Account	Balance Forward	Debits	Credits	Ending Balance
03121-000 Reserve - Playground Equipment-Master	($353.83)	$0.00	$353.82	($707.65)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$353.82

Account	Balance Forward	Debits	Credits	Ending Balance
03122-000 Reserve - Play Fence & Gate-Master	($5,790.00)	$0.00	$0.00	($5,790.00)
03123-000 Reserve - Roof Flat-Master	($17,735.00)	$0.00	$223.10	($17,958.10)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$223.10

Account	Balance Forward	Debits	Credits	Ending Balance
03124-000 Reserve - Roof Tile-Master	($9,839.72)	$0.00	$121.82	($9,961.54)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$121.82

Account	Balance Forward	Debits	Credits	Ending Balance
03125-000 Reserve - Signage Entry Monume-Master	($1,829.22)	$0.00	$23.01	($1,852.23)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$23.01

Account	Balance Forward	Debits	Credits	Ending Balance
03126-000 Reserve - Signage Street Direc-Master	($3,069.91)	$0.00	$980.97	($4,050.88)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits

Account					Balance Forward	Debits	Credits	Ending Balance
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$980.97	
03127-000 Reserve - Mailboxes-Master					($10,534.32)	$0.00	$959.31	($11,493.63)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$959.31	
03128-000 Reserve - Street Lights-Master					($91,953.02)	$0.00	$1,640.41	($93,593.43)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$1,640.41	
03129-000 Reserve - Per. Fence ChainLink-Master					($33,751.98)	$0.00	$530.95	($34,282.93)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$530.95	
03130-000 Reserve - Per. Fence Aluminum-Master					($1,710.78)	$0.00	$228.51	($1,939.29)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$228.51	
03131-000 Reserve - Irrigation Pumps 31-Master					($21,679.70)	$0.00	$1,981.14	($23,660.84)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$1,981.14	
03132-000 Reserve - Gate Barrier Arm-Master					($7,712.70)	$0.00	$92.07	($7,804.77)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$92.07	
03133-000 Reserve - Gates Aluminum-Master					($7,874.80)	$0.00	$68.74	($7,943.54)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$68.74	
03134-000 Reserve - Gates Motors-Master					($10,798.64)	$0.00	$192.36	($10,991.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$192.36	
03135-000 Reserve - Gates Software Updat-Master					($17,230.17)	$0.00	$3,129.17	($20,359.34)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$3,129.17	

Account					Balance Forward	Debits	Credits	Ending Balance
03136-000 Reserve - Golf Building-Master					($28,243.98)	$0.00	$3,967.74	($32,211.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$3,967.74	
03137-000 Reserve - Irrigation Pumps					($368.88)	$0.00	$368.87	($737.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$368.87	
03138-000 Reserve - Pool Motor/ Mechanic					($433.10)	$0.00	$433.09	($866.19)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$433.09	
03800-000 Retained Earnings					$1,307,873.25	$0.00	$0.00	$1,307,873.25
40001-000 Income					($4,529,451.20)	$205,661.33	$658,606.45	($4,982,396.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	AR 741742 - Apply Charges					$0.00	$658,606.45	
11/30/2025	GL 763474 - Journal Entry		INCOME	INCOME		$205,661.33	$0.00	
40002-000 Reserve Income					($201,813.30)	$0.00	$20,181.33	($221,994.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763474 - Journal Entry		INCOME	INCOME		$0.00	$20,181.33	
40011-000 Late Fee Income					($7,901.12)	$75.00	$1,650.00	($9,476.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/12/2025	AR 747502 - Adjustment					$75.00	$0.00	
11/25/2025	AR 752153 - Apply Late Fee					$0.00	$1,650.00	
40015-000 Legal Fee Income					($2,250.00)	$0.00	$0.00	($2,250.00)
40030-000 Screening Fees					($10,600.99)	$0.00	$1,470.00	($12,070.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/5/2025	AR 745458 - Cash Receipts - Miscellaneous			99443 app		$0.00	$100.00	
11/11/2025	AR 746990 - Cash Receipts - Miscellaneous			WU MO 19-780378170 (no unit/name)		$0.00	$500.00	
11/19/2025	AR 750173 - Cash Receipts - Miscellaneou			97093		$0.00	$670.00	

Account	Balance Forward	Debits	Credits	Ending Balance

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
	s					
11/26/2025	AR 752857 - Cash Receipts - Miscellaneous			39611 app	$0.00	$200.00

Account	Balance Forward	Debits	Credits	Ending Balance
40056-000 Violation Fees	($988.00)	$0.00	$0.00	($988.00)
40060-000 Transponder Income	($5,475.00)	$0.00	$1,085.00	($6,560.00)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/26/2025	AR 752857 - Cash Receipts - Miscellaneous			97093	$0.00	$35.00
11/30/2025	GL 769566 - Journal Entry		square	square	$0.00	$1,050.00

Account	Balance Forward	Debits	Credits	Ending Balance
40079-000 Clubhouse Rental	($5,350.00)	$0.00	$2,000.00	($7,350.00)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2025	GL 759830 - Journal Entry		CLUBHOUSE INCOME 35454 - 09/09/25	CLUBHOUSE INCOME 35454	$0.00	$250.00
11/1/2025	GL 759831 - Journal Entry		CLUBHOUSE INCOME 37482 - 07/18/25	CLUBHOUSE INCOME 37482	$0.00	$250.00
11/1/2025	GL 759832 - Journal Entry		CLUBHOUSE INCOME 35235 - 06/30/25	CLUBHOUSE INCOME 35235	$0.00	$250.00
11/1/2025	GL 759833 - Journal Entry		CLUBHOUSE INCOME 37142	CLUBHOUSE INCOME 37142	$0.00	$250.00
11/1/2025	GL 759835 - Journal Entry		CLUBHOUSE INCOME 36574 - 05/27/25	CLUBHOUSE INCOME 36574	$0.00	$250.00
11/1/2025	GL 759836 - Journal Entry		CLUBHOUSE INCOME 39841	CLUBHOUSE INCOME 39841	$0.00	$250.00
11/1/2025	GL 759837 - Journal Entry		CLUBHOUSE INCOME 98073 - 10/20/25	CLUBHOUSE INCOME 98073	$0.00	$250.00
11/13/2025	GL 759838 - Journal Entry		CLUBHOUSE INCOME 98273 - 05/12/25	CLUBHOUSE INCOME 98273	$0.00	$250.00

Account	Balance Forward	Debits	Credits	Ending Balance
40080-000 Interest Income	($3,556.34)	$0.00	$2.17	($3,558.51)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2025	GL 762114 - Misc Deposit				$0.00	$2.17

Account	Balance Forward	Debits	Credits	Ending Balance
40081-000 Reserve Interest Income	($9,819.32)	$0.00	$994.67	($10,813.99)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/30/2025	GL 769545 - Journal Entry		RESERVE INTERESTS TR	RESERVE INTERESTS	$0.00	$994.67

Account	Balance Forward	Debits	Credits	Ending Balance
40090-000 Miscellaneous Income	($5,251.62)	$991.07	$1,659.82	($5,920.37)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/5/2025	AR 746885 - Apply NSF	0000000001			$0.00	$25.00
11/5/2025	AR 746891 - Apply NSF	0000000001			$0.00	$25.00
11/6/2025	AR 746882 - Apply NSF	0000000001			$0.00	$25.00
11/6/2025	AR 746888 - Apply NSF	0000000001			$0.00	$25.00
11/7/2025	AR 746239 - Apply NSF	508504242		Return Code: R01	$0.00	$25.00
11/10/2025	AR 762100 - Apply NSF	0000000001			$0.00	$25.00
11/15/202	AR 749387 -	509767686		Return Code: R01	$0.00	$25.00

Account					Balance Forward	Debits	Credits	Ending Balance
5	Apply NSF							
11/17/2025	AR 751734 - Apply NSF	0000000004				$0.00	$25.00	
11/26/2025	AR 752857 - Cash Receipts - Miscellaneous			CDS Golf legal expenses reimbursement		$0.00	$468.75	
11/30/2025	GL 762112 - Misc Deposit			SQUARE NOV		$0.00	$991.07	
11/30/2025	GL 769566 - Journal Entry		square	11		$991.07	$0.00	
41008-000 Tennis Income					($14,000.00)	$0.00	$1,400.00	($15,400.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/26/2025	AR 752857 - Cash Receipts - Miscellaneous			Polonsky Nov rent		$0.00	$1,400.00	
50005-000 Audit/Tax Preparation					$23,500.00	$2,350.00	$0.00	$25,850.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/30/2025	GL 763441 - Journal Entry		AUDIT/ TAX	AUDIT/ TAX		$2,350.00	$0.00	
50008-000 Accounting Fees					$83,000.00	$9,050.00	$750.00	$91,300.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/6/2025	AP 745720 - Enter Bill		PREFERRED ACCOUNTING SERVICES, Inc.	NOV 2025		$9,050.00	$0.00	
11/30/2025	GL 763478 - Journal Entry		PAYROLL FEES	PAYROLL FEES		$0.00	$750.00	
50022-000 Computer System					$3,118.05	$247.71	$0.00	$3,365.76
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$19.99	$0.00	
11/6/2025	AP 745614 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER - STORAGE 10/29/25 - 11/28/25		$78.30	$0.00	
11/20/2025	AP 750741 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	NOV 2025 - EMAIL SERVICES		$129.43	$0.00	
11/30/2025	GL 763459 - Journal Entry		CREDIT CARD	credit card		$19.99	$0.00	
50023-000 Computer Software-Master					$4,685.87	$2,063.98	$0.00	$6,749.85
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	AP 738129 - Enter Bills - Separate Check		TEMSYS-20 - TEM SYSTEMS	12/01/25 - 02/28/26		$2,010.00	$0.00	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$26.99	$0.00	
11/30/2025	GL 763459 - Journal Entry		CREDIT CARD	credit card		$26.99	$0.00	
50043-000 Transponder Expense					$1,892.00	$0.00	$0.00	$1,892.00

Account					Balance Forward	Debits	Credits	Ending Balance
50045-000 Legal Fees					$42,673.06	$3,635.10	$0.00	$46,308.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/6/2025	AP 745613 - Enter Bills - Separate Check		AL-23 - ALEMAN LAW	MASTER - LEGAL FEES 10/08/25 - 10/27/25		$3,600.00	$0.00	
11/20/2025	AP 750744 - Enter Bill		WAND-25 - WANDA OJEDA	MASTER - PARKING MEDIATION		$35.10	$0.00	
50046-000 Legal Fees Collections					$3,750.00	$0.00	$0.00	$3,750.00
50050-000 Licenses, Taxes, Permits					$5,000.08	$399.88	$0.00	$5,399.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/3/2025	AP 756148 - Hand Written Check	1	PROBO - PROPERTY BOSS SOLUTIONS	MASTER		$399.88	$0.00	
50053-000 Corporate Annual Report					$320.00	$0.00	$0.00	$320.00
50055-000 Meeting Expenses/Refreshments					$562.75	$315.67	$0.00	$878.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$227.90	$0.00	
11/30/2025	GL 763459 - Journal Entry		CREDIT CARD	credit card		$87.77	$0.00	
50056-000 Building Recertification					$43,275.00	$0.00	$0.00	$43,275.00
50080-000 Postage					$1,619.87	$920.66	$0.00	$2,540.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/12/2025	AP 743236 - Hand Written Check	1	PT-22 - PITNEY BOWES	MASTER		$111.26	$0.00	
11/16/2025	AP 743234 - Hand Written Check	1	PT-22 - PITNEY BOWES	LEASE 11/16/25 - 02/15/25		$67.41	$0.00	
11/24/2025	AP 756137 - Hand Written Check	1	P049-20 - PITNEY BOWES PURCHASE POWER	MASTER - STM 11-03-25		$741.99	$0.00	
50084-000 Special Project Entrance - Asphalt					$190,000.00	$19,000.00	$0.00	$209,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763366 - Journal Entry		2025 BUDGET	2025 BUDGET		$19,000.00	$0.00	
50085-000 Office Supplies					$7,057.89	$8.12	$0.00	$7,066.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$8.12	$0.00	
50086-000 Printing					$3,858.70	$0.00	$0.00	$3,858.70
50090-000 Professional Fees					($0.69)	$0.00	$0.00	($0.69)
51006-000 Vehicle Lease					($0.18)	$0.00	$0.00	($0.18)
51007-000 Real Estate Taxes					$33,378.30	$3,333.33	$0.00	$36,711.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763439 - Journal Entry		REAL ESTATE TAXES	REAL STATE TAXES		$3,333.33	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
51009-000 Bank Charges				$641.76	$72.00	$0.00	$713.76
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 762115 - Misc Payment				$48.00	$0.00	
11/30/2025	GL 762119 - Misc Payment				$24.00	$0.00	
51010-000 Square Fees				$30.61	$58.93	$0.00	$89.54
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 769566 - Journal Entry		square	square	$58.93	$0.00	
51012-000 Screening Fees				$6,186.60	$770.00	$0.00	$6,956.60
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	AP 761996 - Hand Written Check	1	SARMA-20 - SARMA/UNITED SCREENING SERVICES CORP.	MASTER - NOV 2025	$770.00	$0.00	
51013-000 Uniforms Contract-Master				$3,484.00	$341.99	$0.00	$3,825.99
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/5/2025	AP 755133 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$87.41	$0.00	
11/12/2025	AP 755134 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$84.86	$0.00	
11/19/2025	AP 755136 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$84.86	$0.00	
11/26/2025	AP 755139 - Enter Bill		UNIFIR - UNIFIRST	UNIFORMS	$84.86	$0.00	
52031-000 Property				$1,534,202.83	$153,390.32	$0.00	$1,687,593.15
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/21/2025	AP 756142 - Hand Written Check	1	ACENTR-20 - ACENTRIA INSURANCE	25-26 INSURANCE DOWN PAYMENT	$1.00	$0.00	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE	$153,389.32	$0.00	
52032-000 Umbrella Insurance				$37,422.50	$3,742.25	$0.00	$41,164.75
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE	$3,742.25	$0.00	
52033-000 Liability				$169,792.60	$16,887.50	$0.00	$186,680.10
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE	$16,887.50	$0.00	
52034-000 Flood Insurance				$157,175.54	$15,624.42	$0.00	$172,799.96
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
11/30/2025	GL 763476 - Journal Entry		INSURANCE	INSURANCE	$15,503.92	$0.00	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE	$120.50	$0.00	
52035-000 Directors & Officers Inc				$12,229.40	$1,222.94	$0.00	$13,452.34
Date	**Source -**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	

Account					Balance Forward	Debits	Credits	Ending Balance
	Entry Type							
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE		$1,222.94	$0.00	
52036-000 Fidelity Bond					$5,491.70	$549.17	$0.00	$6,040.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE		$549.17	$0.00	
52037-000 Auto Insurance-Master					$4,217.86	$496.92	$0.00	$4,714.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763476 - Journal Entry		INSURANCE	INSURANCE		$496.92	$0.00	
52039-000 Workers Compensation					$7,390.79	$390.08	$0.00	$7,780.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE		$390.08	$0.00	
52040-000 Insurance Finance Charges					$57,182.24	$5,747.75	$0.00	$62,929.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	GL 763476 - Journal Entry		INSURANCE	INSURANCE		$497.54	$0.00	
11/30/2025	GL 763477 - Journal Entry		INSURANCE	INSURANCE		$5,250.21	$0.00	
52041-000 Liability Insurance Events					$378.73	$0.00	$0.00	$378.73
54050-000 Electricity					$46,323.68	$4,652.77	$0.00	$50,976.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/6/2025	AP 756175 - Hand Written Check	1	F002-22 - FPL	09/17/25 - 10/17/25		$228.94	$0.00	
11/6/2025	AP 756176 - Hand Written Check	1	F002-22 - FPL	09/17/25 - 10/17/25		$30.97	$0.00	
11/30/2025	GL 762113 - Misc Payment			FPL NOVEMBER 2025		$4,292.86	$0.00	
11/30/2025	GL 762122 - Misc Payment					$100.00	$0.00	
54070-000 Water & Sewer					$17,267.06	$1,090.13	$4,338.25	$14,018.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 756214 - Journal Entry		RECLASS FROM MASTER TO EST 2	WATER 7110082200 AUG - OCT 2025		$0.00	$4,338.25	
11/12/2025	AP 756208 - Hand Written Check	1	MDWS-CDS25 - MIAMI DADE WATER AND SEWER (COSTA)	09/17/25 - 10/20/25		$1,090.13	$0.00	
54080-000 Gas/Fuel Oil					$448.83	$0.00	$0.00	$448.83
54100-000 Telephone					$4,410.21	$289.60	$0.00	$4,699.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/10/2025	AP 756155 - Hand Written Check	1	VER-23 - VERVE CLOUD, INC	MASTER NOV 2025		$289.60	$0.00	
60013-000 Cable Television					$620,081.09	$66,351.57	$2,300.00	$684,132.66

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/12/2025	AP 749983 - Hand Written Check	1	HOTWIR-20 - HOTWIRE COMMUNICATIONS	NOV 2025		$66,351.57	$0.00	
11/30/2025	GL 763366 - Journal Entry		2025 BUDGET	2025 BUDGET		$0.00	$2,300.00	
60015-000 IT Support Contract					$14,658.81	$1,220.22	$0.00	$15,879.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/6/2025	AP 745615 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER NOV 2025		$1,220.22	$0.00	
60021-000 Drinking Water Contract					$1,481.16	$90.70	$0.00	$1,571.86
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/14/2025	AP 756181 - Hand Written Check	1	QUEN-20 - QUENCH USA INC	10/15/25 - 11/14/25		$90.70	$0.00	
60025-000 2025 Gate Access Control					$1,911.00	$0.00	$0.00	$1,911.00
60030-000 Photocopier Lease					$4,767.09	$1,281.81	$0.00	$6,048.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/15/2025	AP 756180 - Hand Written Check	1	DLL-22 - DE LAGE LANDEN FINANCIAL SERVICES, LLC	10/15/23 - 11/14/23		$492.70	$0.00	
11/20/2025	AP 750742 - Enter Bills - Separate Check		XERAGR-20 - XEROGRAPHIC USA	MASTER OCT 2025		$540.56	$0.00	
11/30/2025	AP 759812 - Enter Bills - Separate Check		XERAGR-20 - XEROGRAPHIC USA	MASTER NOV 2025		$248.55	$0.00	
60090-000 Lawn Maintenance Contract					$272,130.00	$27,213.00	$0.00	$299,343.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/6/2025	AP 745760 - Enter Bill		US LAW-20 - US LAWNS	NOV 2025		$27,213.00	$0.00	
60095-000 Lawn Pest/Rodent Control					$21,350.00	$1,750.00	$0.00	$23,100.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/30/2025	AP 755095 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING NOV 2025		$655.00	$0.00	
11/30/2025	AP 757965 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	IPM SERVICE NOV 2025		$1,095.00	$0.00	
61020-000 Pool Chemicals Supplies					$3,543.85	$0.00	$0.00	$3,543.85
61045-000 Security Services					$300,877.32	$29,902.65	$0.00	$330,779.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	AP 755080 - Enter Bills -		NATSEC-21 - NATION SECURITY	10/20/25 - 10/26/25		$7,426.55	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Separate Check							
11/2/2025	AP 755081 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	10/27/25 - 11/02/25		$7,426.55	$0.00	
11/16/2025	AP 759810 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	11/10/25 - 11/16/25		$7,623.00	$0.00	
11/23/2025	AP 759811 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	11/17/25 - 11/23/25		$7,426.55	$0.00	
61046-000 Golf Cart Contract - Expenses					$4,369.06	$788.91	$0.00	$5,157.97
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	AP 756184 - Hand Written Check	1	YAMA21 - YAMAHA MOTOR FINANCE CORP.	MASTER		$788.91	$0.00	
61055-000 Trash Removal					$292,763.80	$29,230.98	$0.00	$321,994.78
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/20/2025	AP 749986 - Hand Written Check	1	MW001-20 - MAGICWASTE	NOV 2025		$29,230.98	$0.00	
61070-000 Lake Water Treatment					$7,130.00	$713.00	$0.00	$7,843.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/6/2025	AP 745618 - Enter Bills - Separate Check		TAS-25 - TIGRIS AQUATIC SERVICES LLC	MASTER NOV 2025		$713.00	$0.00	
65010-000 Management Salaries					$83,653.14	$9,230.78	$0.00	$92,883.92
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/7/2025	GL 762103 - Journal Entry		payroll	payroll		$4,615.39	$0.00	
11/22/2025	GL 762105 - Journal Entry		payroll	payroll		$4,615.39	$0.00	
65011-000 On-Site Administrative Staff					$96,675.74	$11,227.75	$0.00	$107,903.49
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/7/2025	GL 762103 - Journal Entry		payroll	payroll		$5,616.00	$0.00	
11/22/2025	GL 762105 - Journal Entry		payroll	payroll		$5,611.75	$0.00	
65018-000 Maintenance Salaries					$124,399.00	$12,462.00	$0.00	$136,861.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/7/2025	GL 762103 - Journal Entry		payroll	payroll		$6,024.00	$0.00	
11/22/2025	GL 762105 - Journal Entry		payroll	payroll		$6,438.00	$0.00	
65025-000 Payroll Process Fees					$7,500.00	$750.00	$0.00	$8,250.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	

Account					Balance Forward	Debits	Credits	Ending Balance
11/30/2025	GL 763478 - Journal Entry		PAYROLL FEES	PAYROLL FEES		$750.00	$0.00	
65027-000 Payroll & Benefits - Rec Staff					$23,258.01	$2,528.06	$0.00	$25,786.07
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/7/2025	GL 762103 - Journal Entry		payroll	payroll		$1,253.13	$0.00	
11/22/2025	GL 762105 - Journal Entry		payroll	payroll		$1,274.93	$0.00	
70030-000 Special Project-Master					$20,000.00	$0.00	$0.00	$20,000.00
70032-000 R & M Clubhouse					$1,606.32	$106.99	$0.00	$1,713.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$106.99	$0.00	
70037-000 R&M Tennis Courts					$656.06	$33.59	$0.00	$689.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$33.59	$0.00	
70045-000 R&M Electrical					$312.33	$0.00	$0.00	$312.33
70048-000 R & M Irrigation Sprinkler					$22,001.82	$1,510.00	$0.00	$23,511.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/13/2025	AP 748768 - Enter Bills - Separate Check		JJES-23 - JJES SERVICES CORP., INC	MASTER		$1,210.00	$0.00	
11/13/2025	AP 748769 - Enter Bills - Separate Check		JJES-23 - JJES SERVICES CORP., INC	MASTER		$300.00	$0.00	
70065-000 R & M Golf Cart					$643.64	$0.00	$0.00	$643.64
70067-000 R & M Golf Building					$3,767.46	$0.00	$0.00	$3,767.46
70090-000 R & M Plumbing					$771.15	$0.00	$0.00	$771.15
70095-000 R&M Pool					$3,072.23	$692.65	$0.00	$3,764.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/13/2025	AP 748773 - Enter Bill		M0037-20 - MIAMI POOL TECH INC	MASTER		$443.37	$0.00	
11/13/2025	AP 748774 - Enter Bills - Separate Check		M0037-20 - MIAMI POOL TECH INC	MASTER		$249.28	$0.00	
71036-000 Landscape Replacement					$28,419.36	$14,590.00	$0.00	$43,009.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
11/6/2025	AP 745616 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER		$970.00	$0.00	
11/13/2025	AP 748760 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$6,100.00	$0.00	
11/13/2025	AP 748761 - Enter Bills -		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$1,020.00	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Separate Check							
11/13/2025	AP 748762 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$200.00	$0.00	
11/13/2025	AP 748763 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$560.00	$0.00	
11/13/2025	AP 748764 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$640.00	$0.00	
11/13/2025	AP 748776 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% CDS BLVD		$1,800.00	$0.00	
11/13/2025	AP 748777 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST		$900.00	$0.00	
11/13/2025	AP 748778 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ADRA		$500.00	$0.00	
11/13/2025	AP 748781 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% TORREMOLINOS		$900.00	$0.00	
11/13/2025	AP 748782 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% ALCANTARA		$900.00	$0.00	
11/13/2025	AP 748783 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER - 50% EST 1		$100.00	$0.00	
71037-000 R&M-Fountains					$0.00	$11,985.00	$0.00	$11,985.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/13/2025	AP 748765 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$3,995.00	$0.00	
11/13/2025	AP 748766 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$3,995.00	$0.00	
11/13/2025	AP 748767 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	MASTER		$3,995.00	$0.00	
71038-000 Tree Trimming					$68,025.00	$0.00	$0.00	$68,025.00
71070-000 R&M-Gate Equipment					$7,418.71	$480.00	$0.00	$7,898.71
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/13/2025	AP 748787 - Enter Bills - Separate Check		SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER		$480.00	$0.00	
71090-000 Maintenance Supplies					$9,497.17	$863.78	$0.00	$10,360.95
Date	**Source -**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	

Account					Balance Forward	Debits	Credits	Ending Balance
	Entry Type							
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$5.53	$0.00	
11/19/2025	AP 756138 - Hand Written Check	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES		$245.68	$0.00	
11/30/2025	GL 763459 - Journal Entry					$612.57	$0.00	
71092-000 Janitorial Supplies					$3,048.38	$192.23	$0.00	$3,240.61
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 763457 - Journal Entry					$160.45	$0.00	
11/30/2025	GL 763459 - Journal Entry		CREDIT CARD	credit card		$31.78	$0.00	
71093-000 Fire Inspection					$3,213.21	$39.09	$0.00	$3,252.30
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$39.09	$0.00	
71095-000 Lighting Supplies					$4,057.76	$1,058.71	$0.00	$5,116.47
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 763457 - Journal Entry		CREDIT CARD	credit card		$779.15	$0.00	
11/30/2025	GL 763459 - Journal Entry		CREDIT CARD	credit card		$279.56	$0.00	
80001-000 Reserves Transfers					$201,813.30	$20,181.33	$0.00	$221,994.63
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/1/2025	GL 739308 - Journal Entry		RESERVE MASTER	RESERVE		$20,181.33	$0.00	
80010-000 Reserve Interest Transfer					$9,819.32	$994.67	$0.00	$10,813.99
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
11/30/2025	GL 769545 - Journal Entry		RESERVE INTERESTS TR	RESERVE INTERESTS		$994.67	$0.00	
Total:					**($8,682.00)**	**$3,053,373.27**	**$3,044,691.27**	**$0.00**